HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Vancouver and Abbotsford CMAs

Date Released: June 2016

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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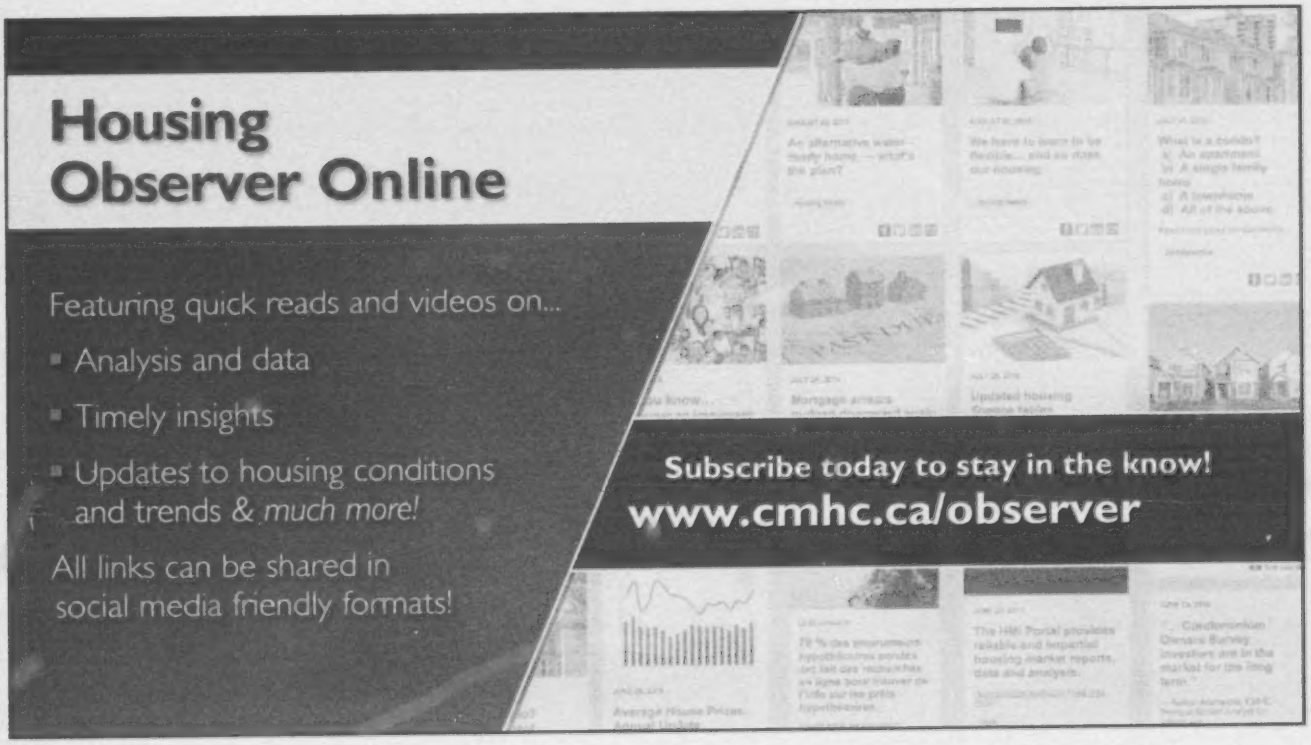
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.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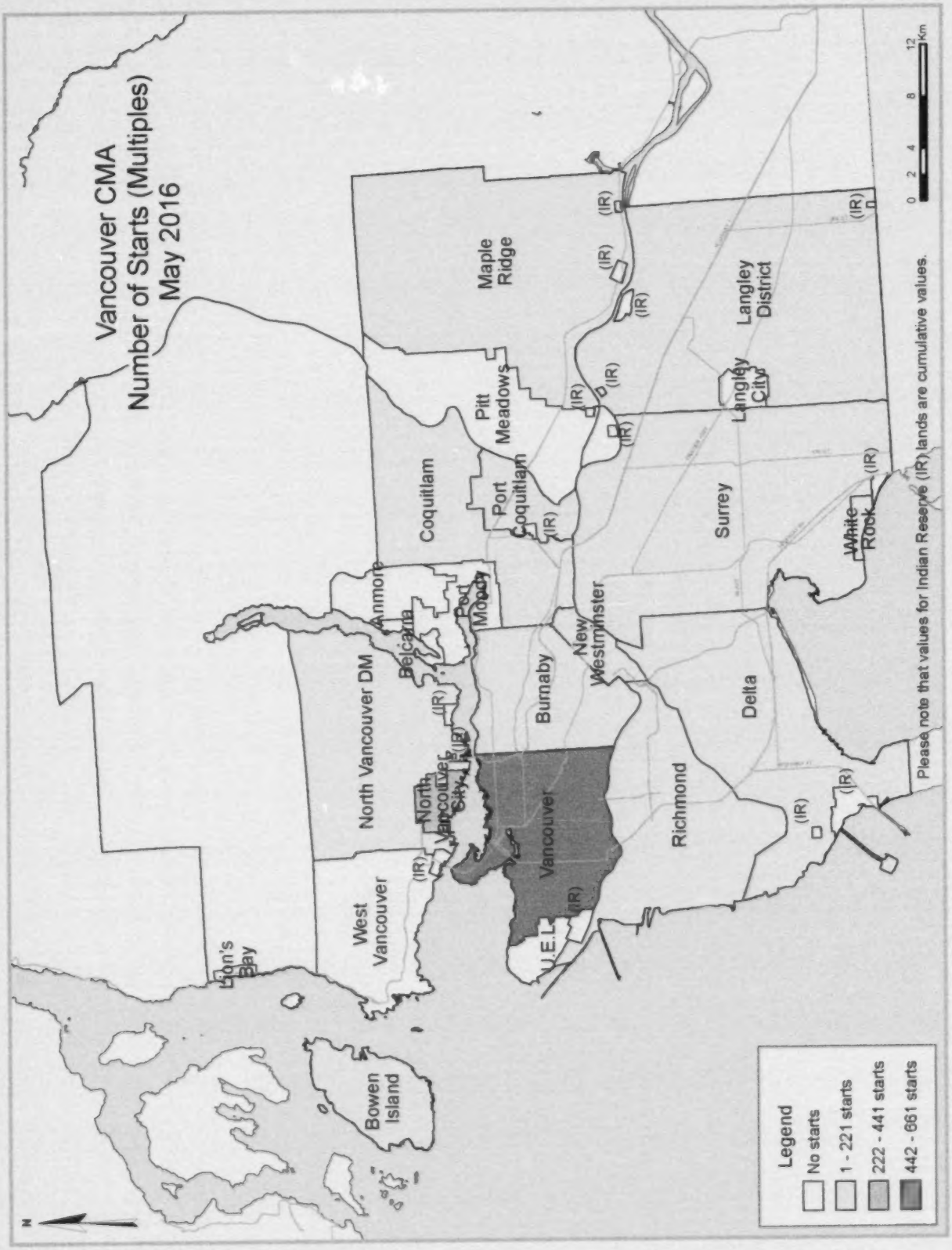
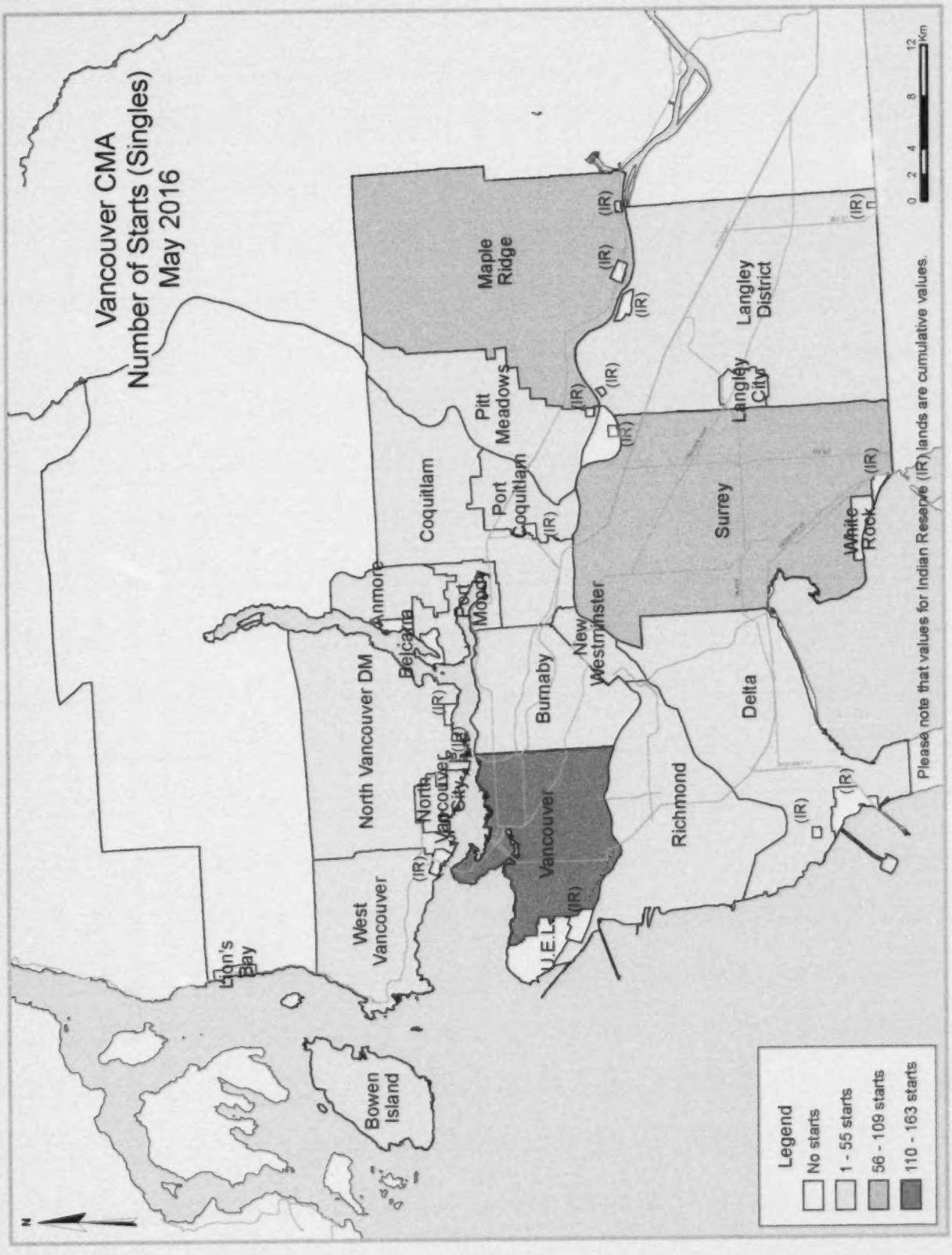
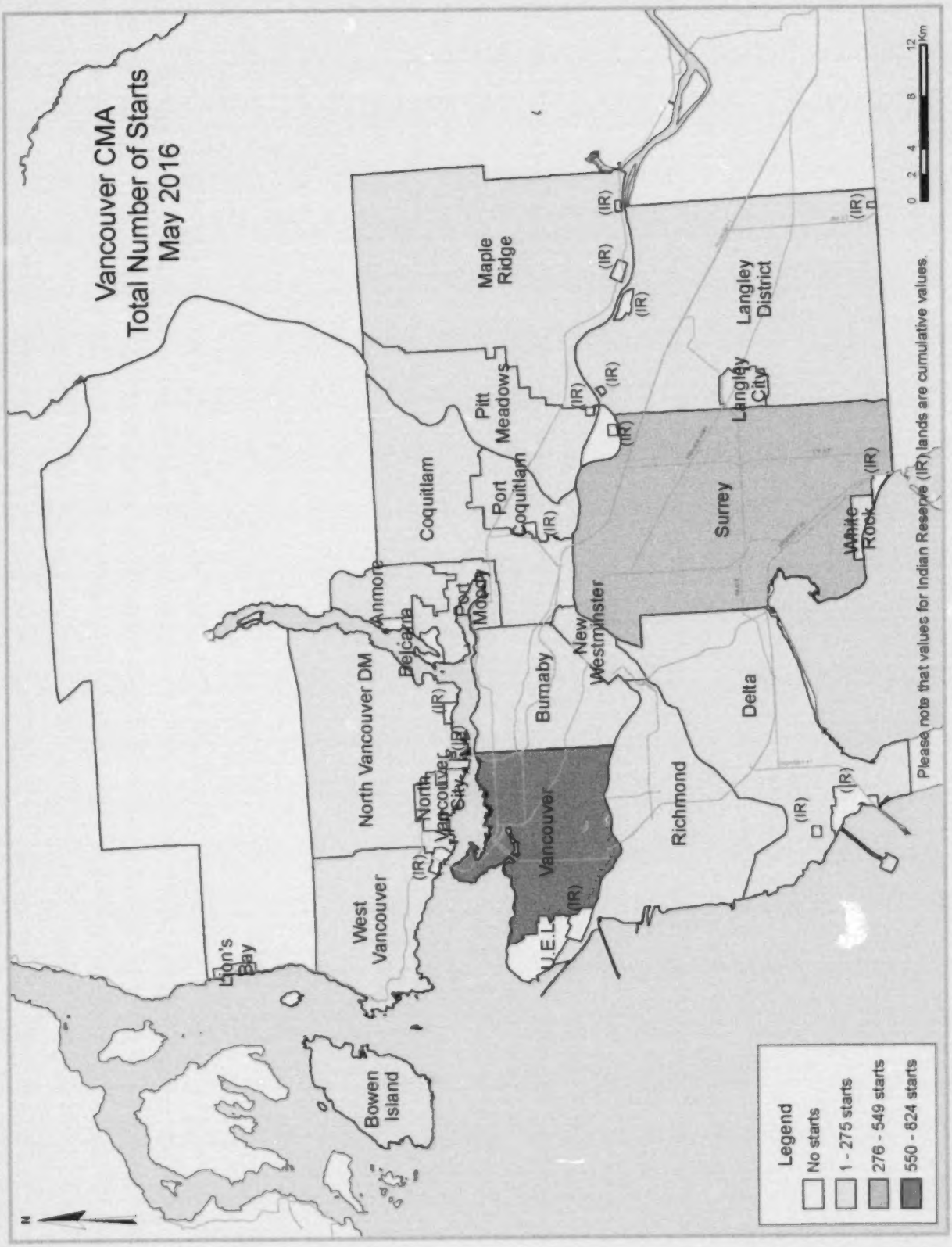
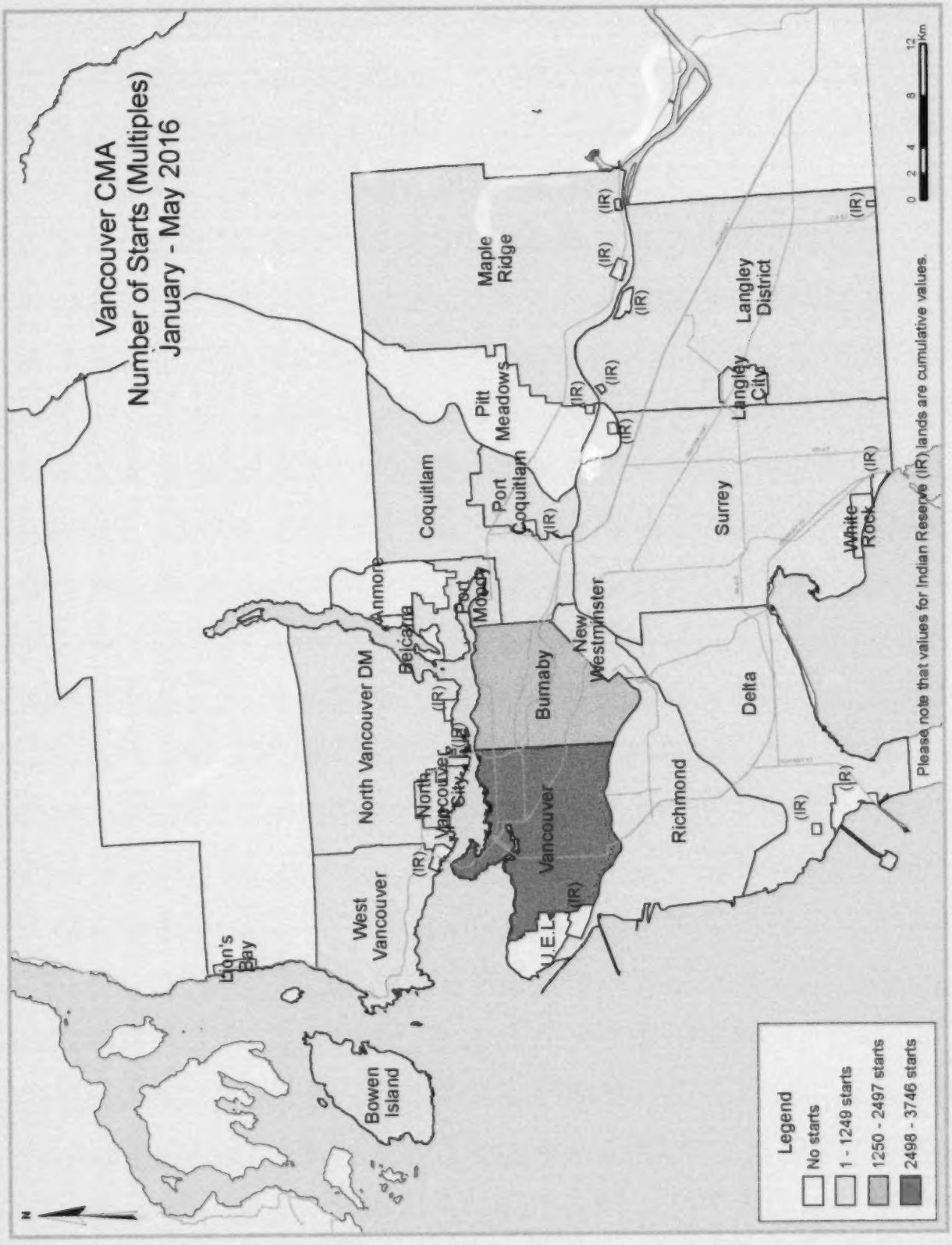
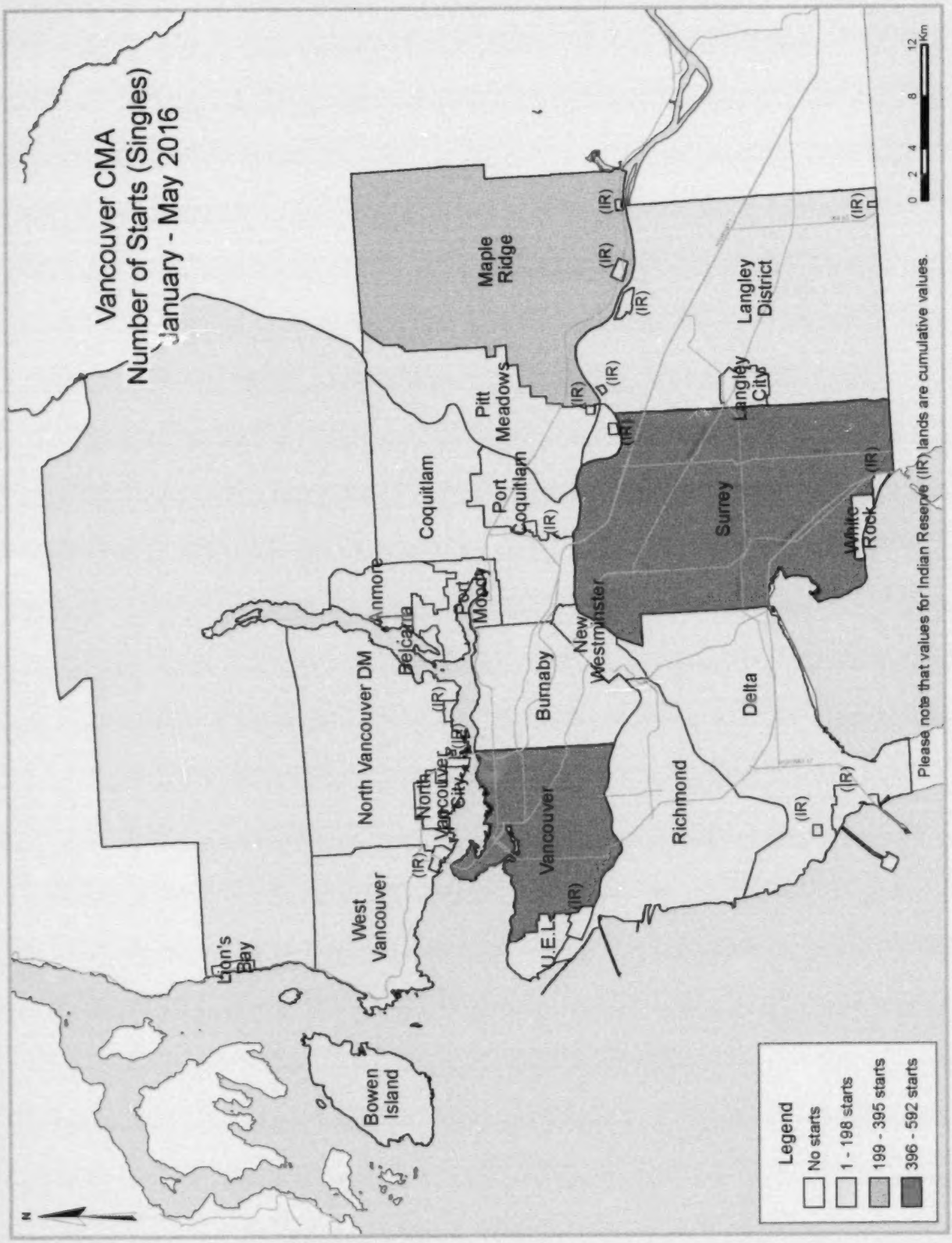
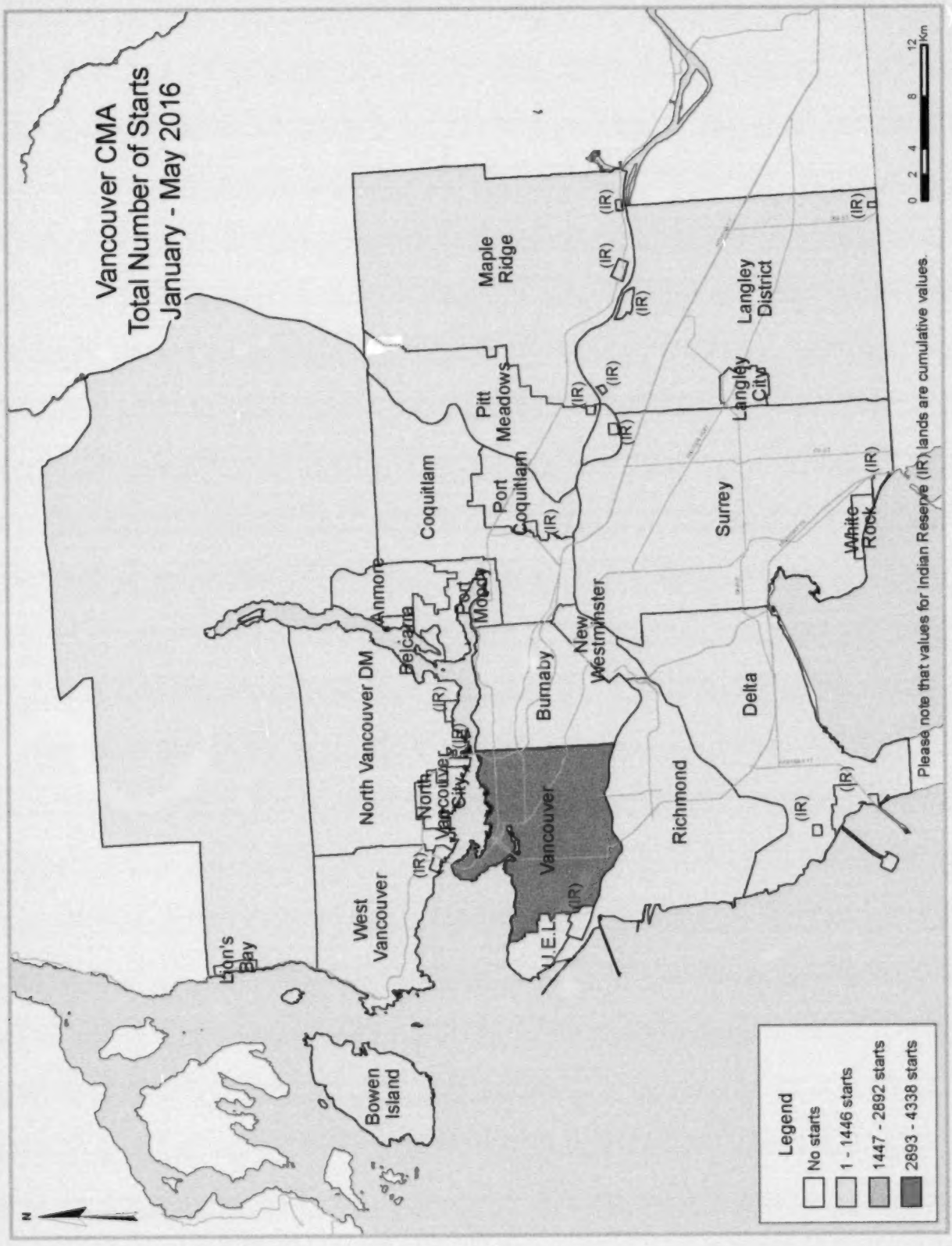

Vancouver CMA
Number of Starts (Multiples)
May 2016
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Anmore
Belcarra
Port Moody
North Vancouver DM
North Vancouver
Vancouver
Burnaby
New Westminster
Surrey
Langley District
Langley City
White Rock
Delta
Richmond
West Vancouver
Lion's Bay
Bowen Island
U.E.L.
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
No starts
1 - 221 starts
222 - 441 starts
442 - 661 starts
0 2 4 8 12 Km
N

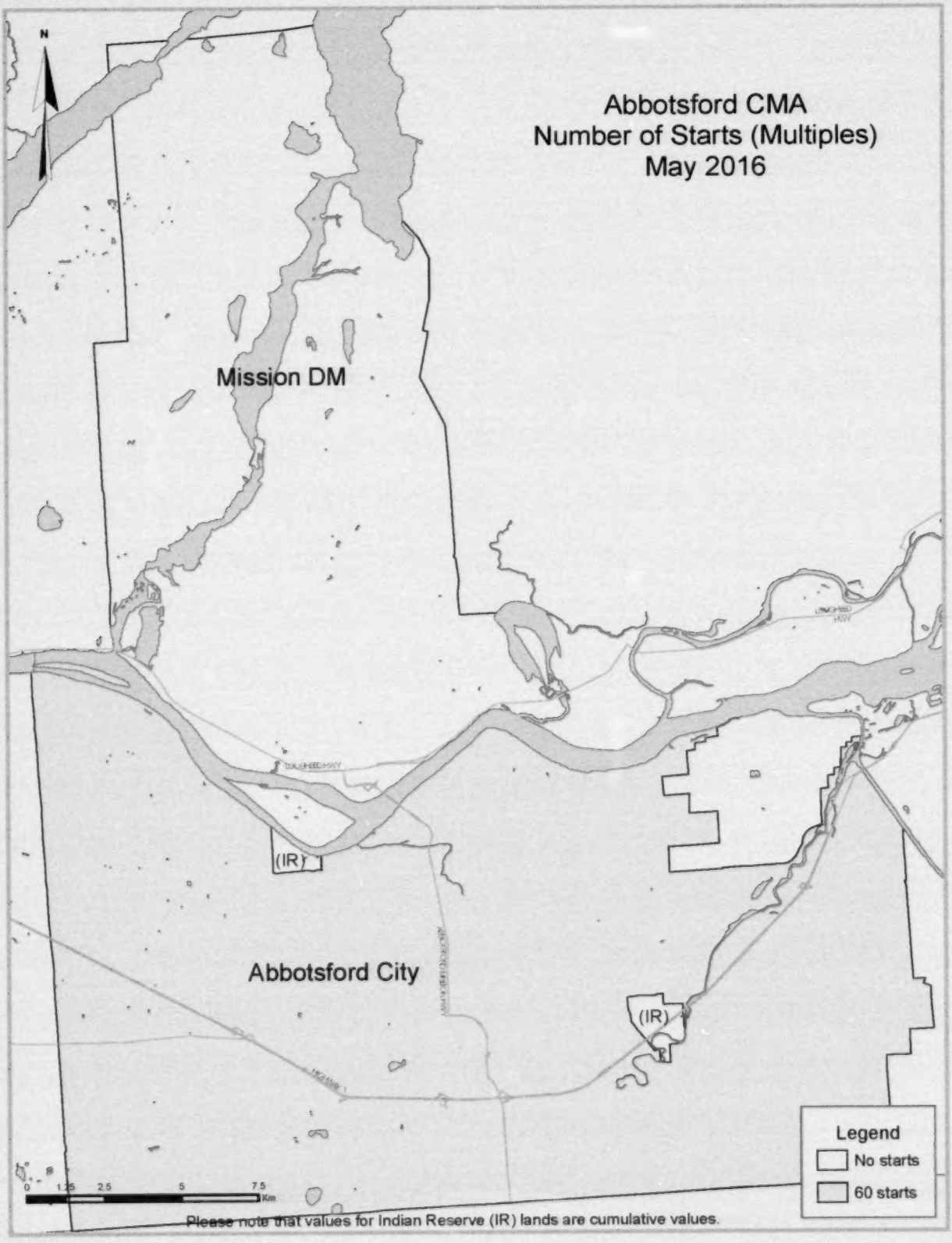

Vancouver CMA
Number of Starts (Singles)
May 2016
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
North Vancouver
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
1 - 55 starts
56 - 109 starts
110 - 163 starts

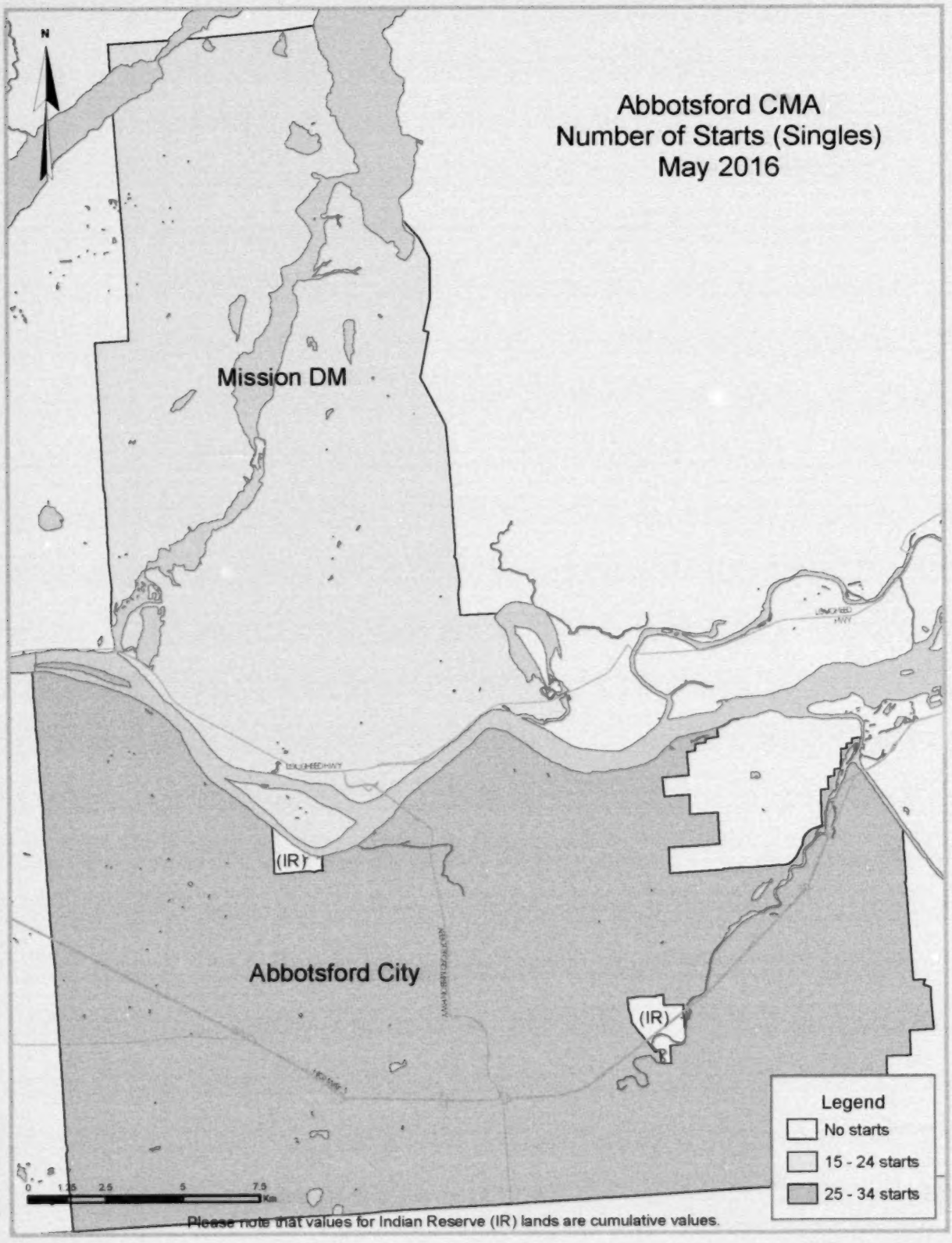

Vancouver CMA
Total Number of Starts
May 2016
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
North Vancouver
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
0 2 4 8 12 Km
N
Legend
No starts
1 - 275 starts
276 - 549 starts
550 - 824 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.

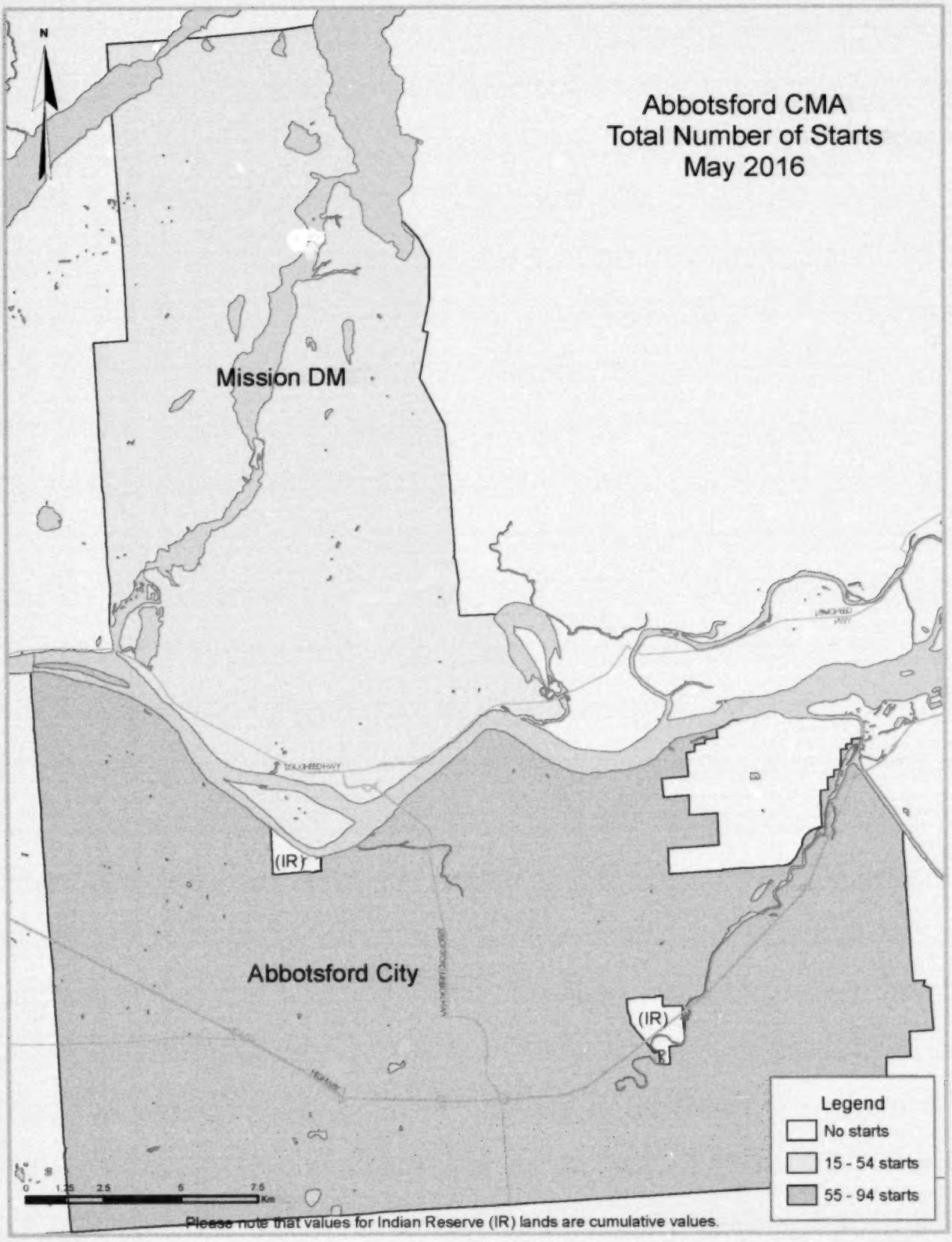

Vancouver CMA
Number of Starts (Multiples)
January - May 2016
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Anmore
Belcarra
Port Moody
North Vancouver DM
North Vancouver City
North Vancouver
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
1 - 1249 starts
1250 - 2497 starts
2498 - 3746 starts


Vancouver CMA
Number of Starts (Singles)
January - May 2016
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
North Vancouver
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
No starts
1 - 198 starts
199 - 395 starts
396 - 592 starts
0 2 4 8 12 Km
N

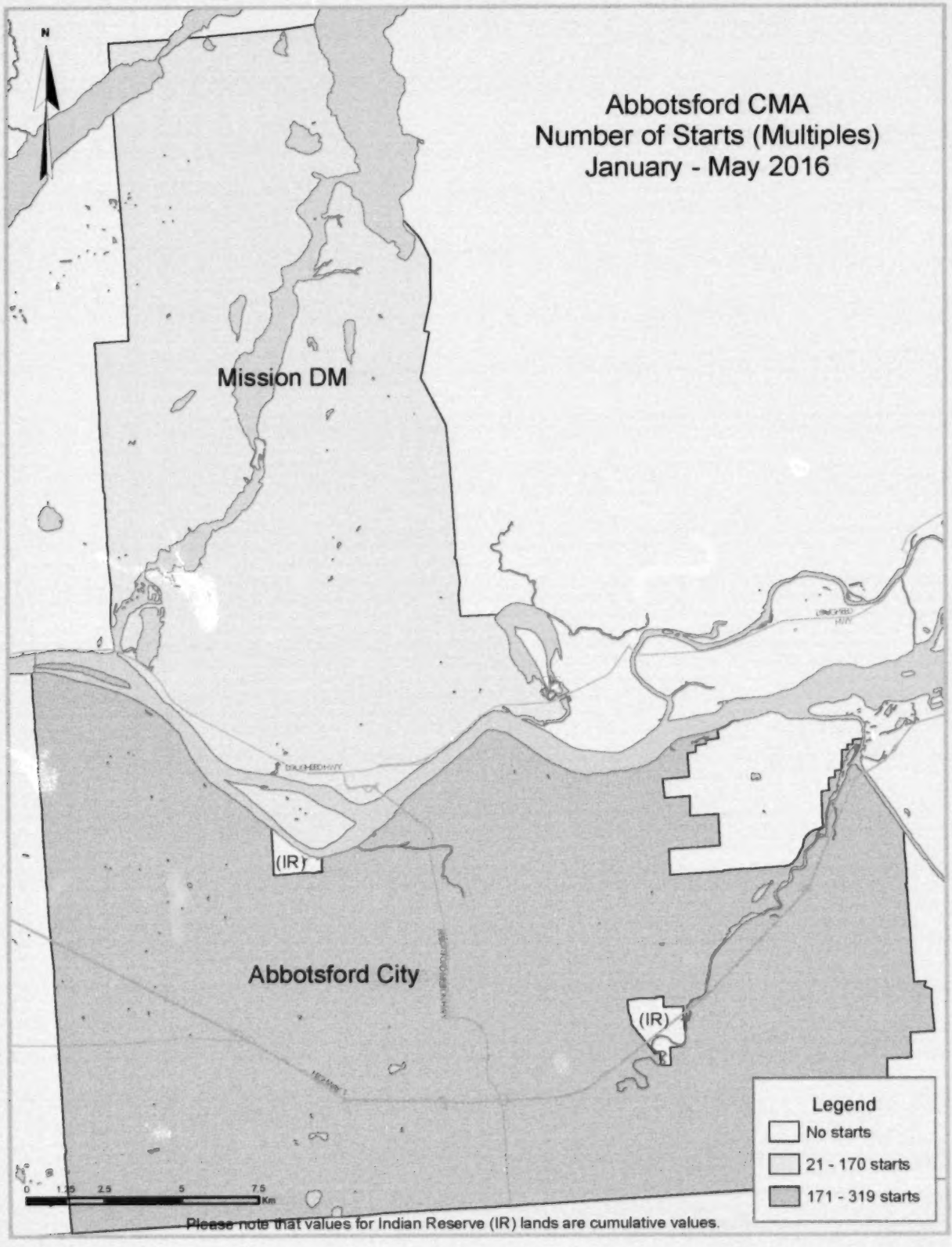

Vancouver CMA
Total Number of Starts
January - May 2016
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Anmore
Belcarra
Port Moody
North Vancouver DM
North Vancouver City
North Vancouver
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley District
Langley City
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
1 - 1446 starts
1447 - 2892 starts
2893 - 4338 starts


N
Abbotsford CMA
Number of Starts (Multiples)
May 2016
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
60 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.

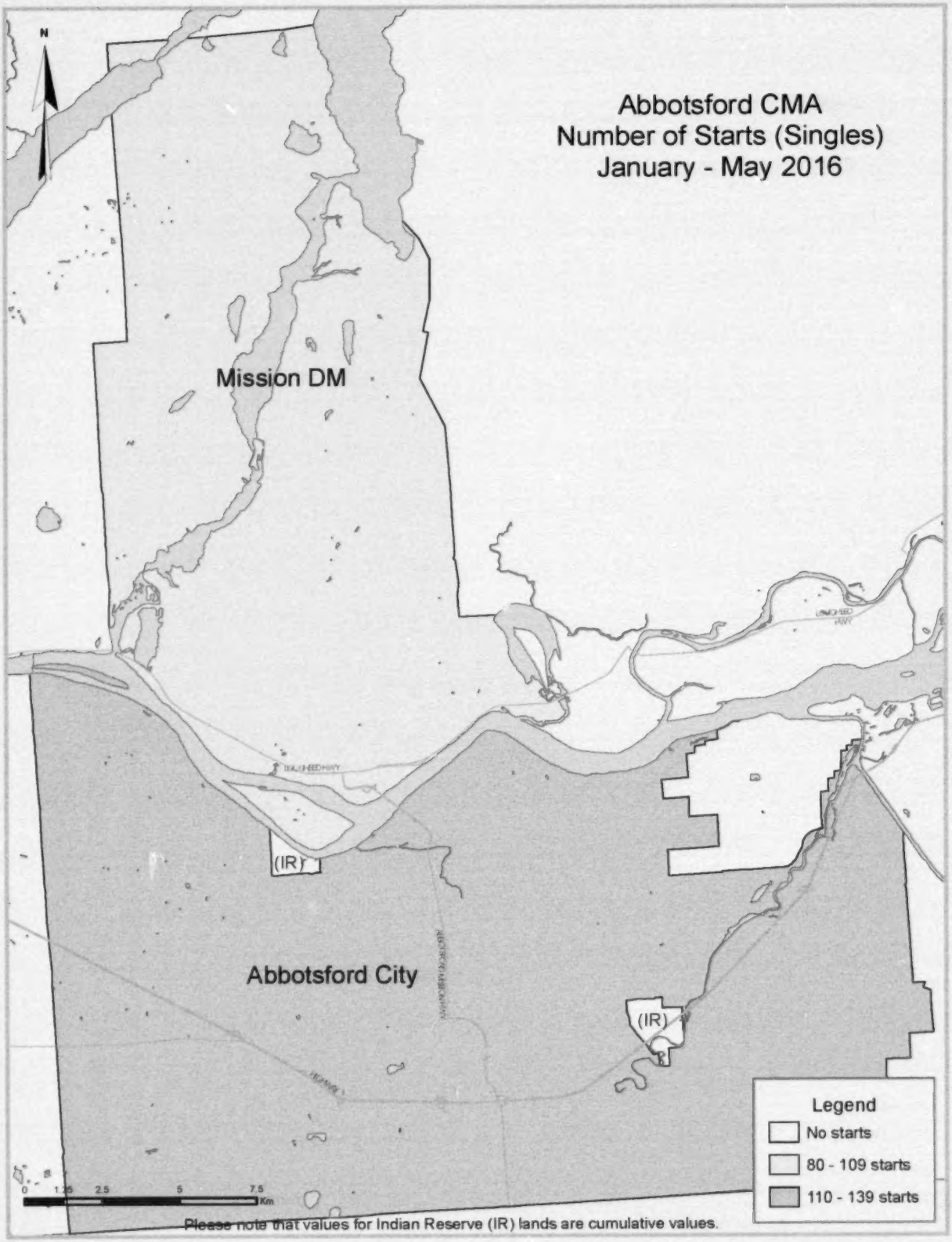

N
Abbotsford CMA
Number of Starts (Singles)
May 2016
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
15 - 24 starts
25 - 34 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.

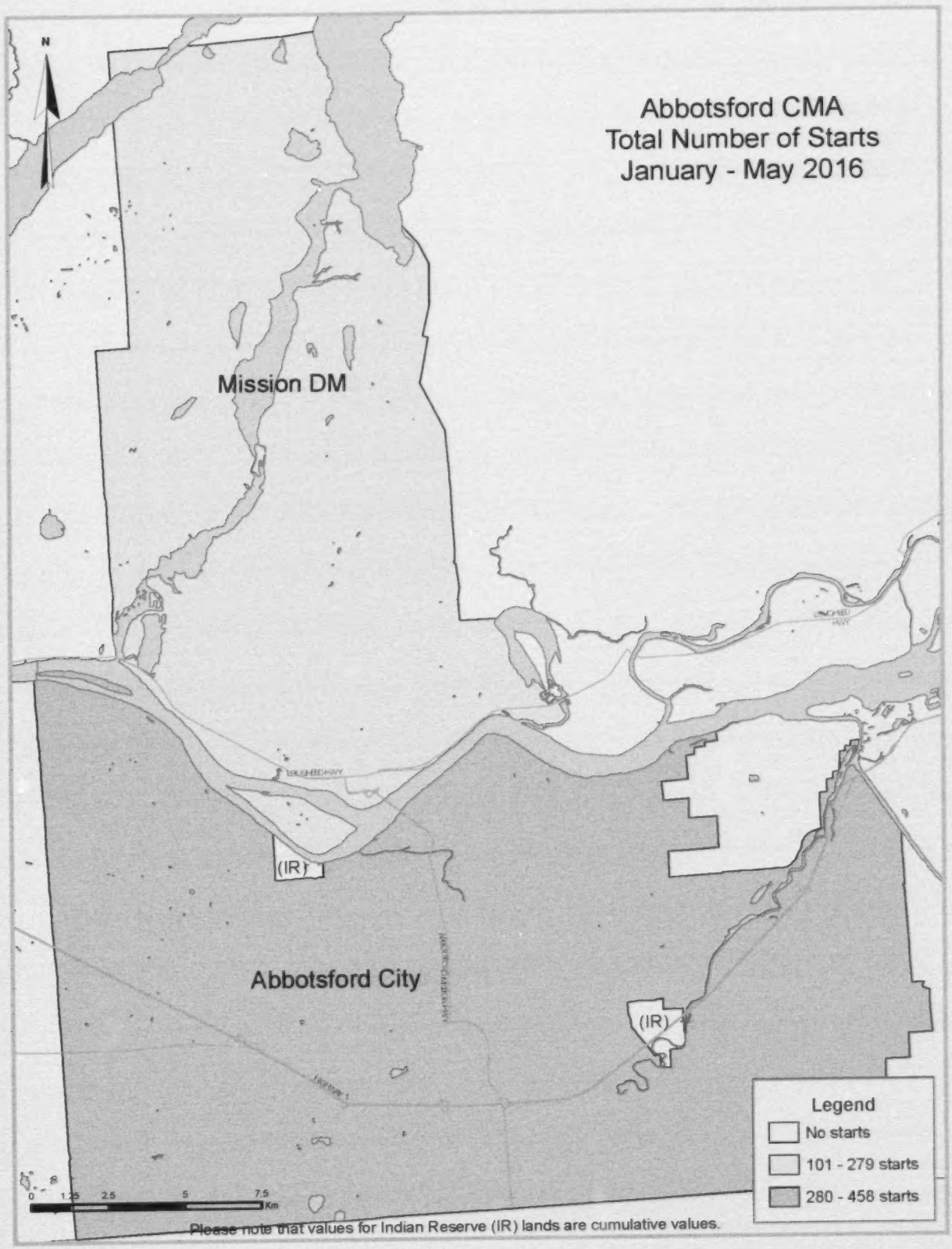


Please note that values for Indian Reserve (IR) lands are cumulative values.



Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Number of Starts (Singles)
January - May 2016
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
80 - 109 starts
110 - 139 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Total Number of Starts
January - May 2016
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
101 - 279 starts
280 - 458 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) May 2016		
Vancouver CMA[1]	April 2016	May 2016
Trend[2]	27,304	28,267
SAAR	32,876	23,611
	May 2015	May 2016
Actual		
May - Single-Detached	400	528
May - Multiples	1,081	1,483
May - Total	1,481	2,011
January to May - Single-Detached	1,772	2,183
January to May - Multiples	5,995	9,660
January to May - Total	7,767	11,843

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of Vancouver CMA
May 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2016	438	34	0	1	247	750	89	452	2,011
May 2015	356	32	0	10	122	381	34	546	1,481
% Change	23.0	6.3	n/a	-90.0	102.5	96.9	161.8	-17.2	35.8
Year-to-date 2016	1,867	122	28	19	1,335	5,631	299	2,542	11,843
Year-to-date 2015	1,560	144	8	25	914	3,590	187	1,339	7,767
% Change	19.7	-15.3	**	-24.0	46.1	56.9	59.9	89.8	52.5
UNDER CONSTRUCTION									
May 2016	4,161	250	105	52	2,699	18,446	535	5,196	31,444
May 2015	3,807	294	8	35	2,063	15,932	367	3,698	26,204
% Change	9.3	-15.0	**	48.6	30.8	15.8	45.8	40.5	20.0
COMPLETIONS									
May 2016	288	22	8	0	173	866	41	275	1,673
May 2015	313	32	0	4	223	726	28	453	1,779
% Change	-8.0	-31.3	n/a	-100.0	-22.4	19.3	46.4	-39.3	-6.0
Year-to-date 2016	1,554	128	12	18	1,072	4,362	170	1,241	8,557
Year-to-date 2015	1,352	134	0	7	1,139	2,495	149	980	6,256
% Change	14.9	-4.5	n/a	157.1	-5.9	74.8	14.1	26.6	36.8
COMPLETED & NOT ABSORBED									
May 2016	606	50	4	9	101	451	n/a	n/a	1,221
May 2015	813	96	0	12	408	1,389	n/a	n/a	2,718
% Change	-25.5	-47.9	n/a	-25.0	-75.2	-67.5	n/a	n/a	-55.1
ABSORBED									
May 2016	289	26	4	1	186	1 026	n/a	n/a	1,532
May 2015	330	32	0	1	294	729	n/a	n/a	1,386
% Change	-12.4	-18.8	n/a	0.0	-36.7	40.7	n/a	n/a	10.5
Year-to-date 2016	1,657	151	8	18	1,207	4,660	n/a	n/a	7,701
Year-to-date 2015	1,554	141	0	8	1,310	2,624	n/a	n/a	5,637
% Change	6.6	7.1	n/a	125.0	-7.9	77.6	n/a	n/a	36.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
May 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
May 2016	19	6	0	0	0	15	1	14	55
May 2015	21	10	0	0	0	0	0	17	48
Delta									
May 2016	11	0	0	0	8	0	0	7	26
May 2015	5	0	0	0	0	0	0	4	9
Langley									
May 2016	28	2	0	1	89	68	4	9	201
May 2015	14	0	0	3	36	0	1	7	61
Maple Ridge / Pitt Meadows									
May 2016	66	0	0	0	27	0	0	0	93
May 2015	30	0	0	0	0	0	0	0	30
New Westminster									
May 2016	3	2	0	0	0	0	0	94	99
May 2015	6	0	0	0	0	0	0	0	6
North Vancouver									
May 2016	21	2	0	0	0	213	2	17	255
May 2015	18	0	0	0	0	60	1	130	209
Richmond									
May 2016	40	0	0	0	0	0	0	7	47
May 2015	39	0	0	0	14	136	0	8	197
Surrey									
May 2016	99	14	0	0	106	57	1	40	317
May 2015	106	0	0	5	58	0	4	44	217
Tri-Cities									
May 2016	35	0	0	0	0	0	2	21	58
May 2015	20	0	0	0	14	28	1	14	77
University Endowment Lands									
May 2016	0	0	0	0	0	0	0	0	0
May 2015	0	0	0	0	0	0	0	0	0
Vancouver City									
May 2016	84	8	0	0	17	397	79	239	824
May 2015	81	20	0	0	0	149	27	318	595
West Vancouver									
May 2016	22	0	0	0	0	0	0	0	22
May 2015	7	0	0	2	0	8	0	0	17
White Rock									
May 2016	5	0	0	0	0	0	0	3	8
May 2015	6	2	0	0	0	0	0	4	12
First Nations									
May 2016	0	0	0	0	0	0	0	0	0
May 2015	0	0	0	0	0	0	0	0	0
Vancouver CMA									
May 2016	438	34	0	1	247	750	89	452	2,011
May 2015	356	32	0	10	122	381	34	546	1,481

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
May 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
May 2016	355	80	0	0	158	2,734	1	367	3,695
May 2015	326	80	0	0	49	2,342	0	207	3,004
Delta									
May 2016	100	4	0	14	43	347	1	66	575
May 2015	122	2	0	0	100	77	2	130	433
Langley									
May 2016	192	4	36	5	450	504	5	199	1,395
May 2015	201	2	5	9	265	329	1	187	999
Maple Ridge / Pitt Meadows									
May 2016	280	6	5	0	263	47	3	12	616
May 2015	266	10	0	0	223	233	4	0	736
New Westminster									
May 2016	69	8	0	0	27	474	0	643	1,221
May 2015	47	2	0	0	32	600	0	0	681
North Vancouver									
May 2016	194	14	0	0	47	1,618	17	347	2,237
May 2015	196	20	0	0	152	851	7	430	1,656
Richmond									
May 2016	467	4	0	16	222	2,757	4	367	3,837
May 2015	391	6	0	6	171	2,854	9	232	3,669
Surrey									
May 2016	853	16	3	2	1,054	1,864	2	485	4,279
May 2015	745	6	0	14	717	1,713	26	351	3,572
Tri-Cities									
May 2016	258	8	0	0	246	1,589	7	165	2,273
May 2015	233	6	3	2	224	1,074	7	157	1,706
University Endowment Lands									
May 2016	17	0	0	0	0	214	0	0	231
May 2015	18	0	0	0	11	340	0	0	369
Vancouver City									
May 2016	999	106	57	9	166	6,072	489	2,505	10,403
May 2015	915	154	0	2	82	5,306	309	1,950	8,718
West Vancouver									
May 2016	255	0	0	2	23	77	2	0	359
May 2015	221	2	0	2	24	113	0	0	362
White Rock									
May 2016	61	0	4	0	0	149	0	37	251
May 2015	77	4	0	0	0	100	0	52	233
First Nations									
May 2016	18	0	0	0	0	0	4	0	22
May 2015	4	0	0	0	0	0	1	0	5
Vancouver CMA									
May 2016	4,161	250	105	52	2,699	18,446	535	5,196	31,444
May 2015	3,807	294	8	35	2,063	15,932	367	3,698	26,204

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
May 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
May 2016	15	8	0	0	0	0	0	13	36
May 2015	19	22	0	0	0	464	0	11	516
Delta									
May 2016	9	0	0	0	6	19	0	6	40
May 2015	18	0	0	0	8	0	0	8	34
Langley									
May 2016	16	0	4	0	9	0	3	4	36
May 2015	25	0	0	0	44	0	0	13	82
Maple Ridge / Pitt Meadows									
May 2016	28	2	4	0	18	0	0	2	54
May 2015	23	0	0	0	12	0	0	75	110
New Westminster									
May 2016	2	2	0	0	0	0	0	2	6
May 2015	8	0	0	0	33	0	0	0	41
North Vancouver									
May 2016	18	0	0	0	0	0	2	108	128
May 2015	6	0	0	0	17	0	3	4	30
Richmond									
May 2016	24	0	0	0	0	398	1	3	426
May 2015	27	4	0	0	28	126	0	154	339
Surrey									
May 2016	92	0	0	0	101	0	1	47	241
May 2015	80	0	0	0	65	65	0	38	248
Tri-Cities									
May 2016	23	0	0	0	24	0	0	16	63
May 2015	16	0	0	4	6	71	2	7	106
University Endowment Lands									
May 2016	0	0	0	0	11	158	0	0	169
May 2015	0	0	0	0	0	0	0	94	94
Vancouver City									
May 2016	52	10	0	0	4	291	34	72	463
May 2015	54	6	0	0	10	0	23	41	134
West Vancouver									
May 2016	5	0	0	0	0	0	0	0	5
May 2015	22	0	0	0	0	0	0	0	22
White Rock									
May 2016	3	0	0	0	0	0	0	2	5
May 2015	10	0	0	0	0	0	0	8	18
First Nations									
May 2016	0	0	0	0	0	0	0	0	0
May 2015	0	0	0	0	0	0	0	0	0
Vancouver CMA									
May 2016	288	22	8	0	173	866	41	275	1,673
May 2015	313	32	0	4	223	726	28	453	1,779

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
May 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
May 2016	55	8	0	0	0	3	n/a	n/a	66
May 2015	53	29	0	0	8	166	n/a	n/a	256
Delta									
May 2016	10	0	0	0	13	0	n/a	n/a	23
May 2015	20	0	0	0	8	24	n/a	n/a	52
Langley									
May 2016	16	0	4	5	9	0	n/a	n/a	34
May 2015	36	0	0	2	40	89	n/a	n/a	167
Maple Ridge / Pitt Meadows									
May 2016	10	0	0	0	6	131	n/a	n/a	147
May 2015	51	2	0	0	25	98	n/a	n/a	176
New Westminster									
May 2016	1	2	0	0	0	58	n/a	n/a	61
May 2015	9	0	0	0	52	27	n/a	n/a	88
North Vancouver									
May 2016	10	1	0	0	8	86	n/a	n/a	105
May 2015	27	6	0	0	22	138	n/a	n/a	193
Richmond									
May 2016	143	2	0	2	15	56	n/a	n/a	218
May 2015	130	2	0	2	34	133	n/a	n/a	301
Surrey									
May 2016	62	0	0	1	45	30	n/a	n/a	138
May 2015	130	2	0	2	179	270	n/a	n/a	583
Tri-Cities									
May 2016	29	0	0	0	2	35	n/a	n/a	66
May 2015	54	0	0	4	10	143	n/a	n/a	211
University Endowment Lands									
May 2016	1	0	0	0	0	6	n/a	n/a	7
May 2015	0	0	0	0	1	2	n/a	n/a	3
Vancouver City									
May 2016	240	36	0	1	3	43	n/a	n/a	323
May 2015	261	54	0	2	16	284	n/a	n/a	617
West Vancouver									
May 2016	13	0	0	0	0	0	n/a	n/a	13
May 2015	23	0	0	0	2	2	n/a	n/a	27
White Rock									
May 2016	16	1	0	0	0	3	n/a	n/a	20
May 2015	16	1	0	0	10	13	n/a	n/a	40
First Nations									
May 2016	0	0	0	0	0	0	n/a	n/a	0
May 2015	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
May 2016	606	50	4	9	101	451	n/a	n/a	1,221
May 2015	813	96	0	12	408	1,389	n/a	n/a	2,718

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
May 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
May 2016	22	14	0	0	0	0	n/a	n/a	36
May 2015	22	18	0	0	37	308	n/a	n/a	385
Delta									
May 2016	9	0	0	0	0	19	n/a	n/a	28
May 2015	12	0	0	0	7	0	n/a	n/a	19
Langley									
May 2016	18	0	0	0	6	3	n/a	n/a	27
May 2015	27	0	0	1	56	12	n/a	n/a	96
Maple Ridge / Pitt Meadows									
May 2016	30	2	4	0	21	18	n/a	n/a	75
May 2015	30	0	0	0	16	10	n/a	n/a	56
New Westminster									
May 2016	2	0	0	0	4	88	n/a	n/a	94
May 2015	6	0	0	0	6	3	n/a	n/a	15
North Vancouver									
May 2016	19	0	0	0	1	8	n/a	n/a	28
May 2015	8	0	0	0	16	46	n/a	n/a	70
Richmond									
May 2016	16	0	0	0	1	387	n/a	n/a	404
May 2015	38	3	0	0	34	135	n/a	n/a	210
Surrey									
May 2016	85	1	0	1	112	24	n/a	n/a	223
May 2015	83	0	0	0	106	91	n/a	n/a	280
Tri-Cities									
May 2016	27	0	0	0	24	0	n/a	n/a	51
May 2015	16	0	0	0	1	111	n/a	n/a	128
University Endowment Lands									
May 2016	0	0	0	0	11	153	n/a	n/a	164
May 2015	0	0	0	0	0	4	n/a	n/a	4
Vancouver City									
May 2016	51	9	0	0	6	326	n/a	n/a	392
May 2015	58	11	0	0	12	8	n/a	n/a	89
West Vancouver									
May 2016	4	0	0	0	0	0	n/a	n/a	4
May 2015	17	0	0	0	0	0	n/a	n/a	17
White Rock									
May 2016	5	0	0	0	0	0	n/a	n/a	5
May 2015	8	0	0	0	3	1	n/a	n/a	12
First Nations									
May 2016	0	0	0	0	0	0	n/a	n/a	0
May 2015	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
May 2016	289	26	4	1	186	1,026	n/a	n/a	1,532
May 2015	330	32	0	1	294	729	n/a	n/a	1,386

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Vancouver CMA
2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	4,031	308	115	66	2,632	9,901	525	3,285	20,863
% Change	2.8	-6.1	8.5	**	-7.8	14.3	18.5	15.5	8.6
2014	3,920	328	106	21	2,855	8,666	443	2,843	19,212
% Change	13.5	-10.9	**	-32.3	14.6	-5.7	-15.9	8.4	2.8
2013	3,454	368	18	31	2,491	9,185	527	2,622	18,696
% Change	17.4	12.2	-99.2	-8.8	1.9	-4.5	30.4	**	-1.7
2012	2,943	328	2,384	34	2,445	9,616	404	873	19,027
% Change	-11.8	27.1	6.3	-5.6	-20.2	34.0	28.7	-39.4	6.5
2011	3,336	258	2,242	36	3,063	7,177	314	1,441	17,867
% Change	-22.2	-1.5	70.5	-7.7	24.2	23.9	51.7	70.1	17.4
2010	4,287	262	1,315	39	2,467	5,793	207	847	15,217
% Change	48.4	48.9	98.3	129.4	38.0	146.0	**	102.6	82.5
2009	2,888	176	663	17	1,788	2,355	29	418	8,339
% Change	-19.5	-52.8	-7.5	-41.4	-32.3	-79.5	52.6	-42.7	-57.4
2008	3,586	373	717	29	2,642	11,496	19	729	19,591
% Change	-13.1	0.3	93.8	-61.8	-5.6	-7.1	-85.7	51.2	-5.5
2007	4,128	372	370	76	2,799	12,376	133	482	20,736
% Change	-25.1	5.1	60.2	-11.6	-11.3	39.9	**	-1.2	10.9
2006	5,511	354	231	86	3,155	8,845	21	488	18,705

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type
May 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	% Change
Anmore	3	3	0	0	0	0	0	0	3	3	0.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	2	0	0	0	0	0	1	0	3	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	8	1	0	0	0	0	5	1	13	2	**
Burnaby - Lougheed Mall	0	2	0	0	0	0	0	2	0	4	-100.0
Burnaby - South & East	4	0	0	0	0	0	3	0	7	0	n/a
Burnaby - Central Park	2	2	0	0	0	0	1	1	3	3	0.0
Burnaby - Remainder	6	16	6	10	0	0	20	13	32	39	-17.9
Burnaby Total	20	21	6	10	0	0	29	17	55	48	14.6
Coquitlam	32	13	0	0	0	0	19	11	51	24	112.5
Delta - Tsawwassen	2	0	0	0	0	0	0	0	2	0	n/a
Delta - Ladner	2	1	0	0	8	0	0	0	10	1	**
Delta - North	7	4	0	0	0	0	7	4	14	8	75.0
Delta	11	5	0	0	8	0	7	4	26	9	188.9
Langley City	1	0	0	0	0	0	0	0	1	0	n/a
Langley District	32	18	2	0	89	36	77	7	200	61	**
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	65	29	0	0	27	0	0	0	92	29	**
New Westminster	3	6	2	0	0	0	94	0	99	6	**
North Vancouver City	6	6	2	0	0	0	220	190	228	196	16.3
North Vancouver DM	17	13	0	0	0	0	10	0	27	13	107.7
Pitt Meadows	1	1	0	0	0	0	0	0	1	1	0.0
Port Coquitlam	4	7	0	0	0	0	2	31	6	38	-84.2
Port Moody	1	1	0	0	0	14	0	0	1	15	-93.3
Richmond	40	39	0	0	0	14	7	144	47	197	-76.1
Surrey - South	24	33	4	0	33	25	3	13	64	71	-9.9
Surrey - Cloverdale	11	16	0	0	10	0	62	8	83	24	**
Surrey - North	54	46	10	2	50	0	24	17	138	65	112.3
Surrey - Guildford	1	2	0	0	0	31	1	1	2	34	-94.1
Surrey - Whalley	10	18	0	0	13	0	7	5	30	23	30.4
Surrey Total	100	115	14	2	106	56	97	44	317	217	46.1
University Endowment Lands	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	270	0	270	-100.0
Vancouver - Kitsilano	0	0	0	0	0	0	20	0	20	0	n/a
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	1	1	0	0	0	0	3	0	4	1	**
Vancouver - Kerrisdale	5	5	0	0	0	0	2	0	7	5	40.0
Vancouver - Marpole	10	3	2	2	0	0	131	2	143	7	**
Vancouver - Eastside	113	66	6	10	17	0	351	36	487	112	**
Vancouver - Mt. Pleasant	0	0	0	8	0	0	0	74	0	82	-100.0
Vancouver - Strath/Grand	0	1	0	0	0	0	0	38	0	39	-100.0
Vancouver - Westside	34	32	0	0	0	0	129	47	163	79	106.3
Vancouver Total	163	108	8	20	17	0	636	467	824	595	38.5
West Vancouver	22	9	0	0	0	0	0	8	22	17	29.4
White Rock	5	6	0	2	0	0	3	4	8	12	-33.3
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	528	400	34	34	247	120	1,202	927	2,011	1,481	35.8

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Anmore	9	8	0	0	0	0	0	0	9	8	12.5
Belcarra	1	0	0	0	0	0	0	0	1	0	n/a
Bowen Island	5	3	0	0	0	0	1	0	6	3	100.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	45	25	4	2	0	21	33	48	82	96	-14.6
Burnaby - Lougheed Mall	1	3	0	0	0	0	97	3	98	6	**
Burnaby - South & East	16	7	6	6	0	0	14	6	36	19	89.5
Burnaby - Central Park	8	13	4	2	0	0	788	174	800	189	**
Burnaby - Remainder	74	61	28	28	68	0	257	53	427	142	**
Burnaby Total	144	109	42	38	68	21	1,189	284	1,443	452	**
Coquitlam	158	96	28	40	18	30	621	80	825	246	**
Delta - Tsawwassen	14	14	0	0	0	0	3	20	17	34	-50.0
Delta - Ladner	15	7	2	0	41	15	2	2	60	24	150.0
Delta - North	18	23	0	0	0	0	18	22	36	45	-20.0
Delta	47	44	2	0	41	15	23	44	113	103	9.7
Langley City	2	4	0	0	14	0	0	0	16	4	**
Langley District	116	103	6	4	345	203	97	214	564	524	7.6
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	225	176	2	10	162	64	6	47	395	297	33.0
New Westminster	24	11	4	0	12	0	335	0	375	11	**
North Vancouver City	31	14	10	4	7	0	562	492	610	510	19.6
North Vancouver DM	60	53	0	0	15	32	513	99	588	184	**
Pitt Meadows	8	9	0	2	0	36	0	0	8	47	-83.0
Port Coquitlam	17	12	6	0	28	42	8	95	59	149	-60.4
Port Moody	7	5	0	0	7	14	0	0	14	19	-26.3
Richmond	174	165	6	12	55	56	705	599	940	832	13.0
Surrey - South	159	124	20	14	207	128	38	32	424	298	42.3
Surrey - Cloverdale	38	43	0	4	27	30	79	17	144	94	53.2
Surrey - North	192	169	10	4	143	100	99	151	444	424	4.7
Surrey - Guildford	6	8	0	0	52	31	5	5	63	44	43.2
Surrey - Whalley	45	47	2	0	21	0	115	1,108	183	1,155	-84.2
Surrey Total	440	391	32	22	450	289	336	1,313	1,258	2,015	-37.6
University Endowment Lands	1	3	0	0	0	11	0	235	1	249	-99.6
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	1,171	430	1,171	430	172.3
Vancouver - Kitsilano	1	2	2	0	0	0	44	2	47	4	**
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	4	3	2	0	8	0	137	17	151	20	**
Vancouver - Kerrisdale	21	21	0	0	0	0	4	3	25	24	4.2
Vancouver - Marpole	27	17	4	4	0	0	394	6	425	27	**
Vancouver - Eastside	394	294	20	54	48	18	825	635	1,287	1,001	28.6
Vancouver - Mt. Pleasant	2	0	8	22	0	0	369	115	379	137	176.6
Vancouver - Strath/Grand	6	7	4	8	0	5	368	133	378	153	147.1
Vancouver - Westside	137	148	2	4	29	0	307	66	475	218	117.9
Vancouver Total	592	492	42	92	85	23	3,619	1,407	4,338	2,014	115.4
West Vancouver	82	52	0	2	0	0	57	8	139	62	124.2
White Rock	18	22	0	4	0	0	101	12	119	38	**
First Nations	22	0	0	0	0	0	0	0	22	0	n/a
Vancouver CMA	2,183	1,772	180	230	1,307	836	8,173	4,929	11,843	7,767	52.5

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	1	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	5	1
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	2
Burnaby - South & East	0	0	0	0	0	0	3	0
Burnaby - Central Park	0	0	0	0	0	0	1	1
Burnaby - Remainder	0	0	0	0	15	0	5	13
Burnaby Total	0	0	0	0	15	0	14	17
Coquitlam	0	0	0	0	0	0	19	11
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	8	0	0	0	0	0	0	0
Delta - North	0	0	0	0	0	0	7	4
Delta	8	0	0	0	0	0	7	4
Langley City	0	0	0	0	0	0	0	0
Langley District	89	36	0	0	68	0	9	7
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	27	0	0	0	0	0	0	0
New Westminster	0	0	0	0	0	0	94	0
North Vancouver City	0	0	0	0	213	60	7	130
North Vancouver DM	0	0	0	0	0	0	10	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	0	28	2	3
Port Moody	0	14	0	0	0	0	0	0
Richmond	0	14	0	0	0	136	7	8
Surrey - South	33	25	0	0	0	0	3	13
Surrey - Cloverdale	10	0	0	0	57	0	5	8
Surrey - North	50	0	0	0	0	0	24	17
Surrey - Guildford	0	31	0	0	0	0	1	1
Surrey - Whalley	13	0	0	0	0	0	7	5
Surrey Total	106	56	0	0	57	0	40	44
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	270
Vancouver - Kitsilano	0	0	0	0	20	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	3	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	2	0
Vancouver - Marpole	0	0	0	0	0	0	131	2
Vancouver - Eastside	17	0	0	0	253	0	98	36
Vancouver - Mt. Pleasant	0	0	0	0	0	74	0	0
Vancouver - Strath/Grand	0	0	0	0	0	38	0	0
Vancouver - Westside	0	0	0	0	121	37	8	10
Vancouver Total	17	0	0	0	397	149	239	318
West Vancouver	0	0	0	0	0	8	0	0
White Rock	0	0	0	0	0	0	3	4
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	247	120	0	0	750	381	452	546

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	1	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	21	0	0	6	32	27	16
Burnaby - Lougheed Mall	0	0	0	0	97	0	0	3
Burnaby - South & East	0	0	0	0	0	0	14	6
Burnaby - Central Park	0	0	0	0	783	165	5	9
Burnaby - Remainder	68	0	0	0	78	0	179	53
Burnaby Total	68	21	0	0	964	197	225	87
Coquitlam	18	30	0	0	514	0	107	80
Delta - Tsawwassen	0	0	0	0	0	19	3	1
Delta - Ladner	41	15	0	0	0	0	2	2
Delta - North	0	0	0	0	0	0	18	22
Delta	41	15	0	0	0	19	23	25
Langley City	14	0	0	0	0	0	0	0
Langley District	345	203	0	0	68	74	29	140
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	162	64	0	0	0	47	6	0
New Westminster	12	0	0	0	0	0	335	0
North Vancouver City	7	0	0	0	438	362	124	130
North Vancouver DM	15	32	0	0	478	0	35	99
Pitt Meadows	0	36	0	0	0	0	0	0
Port Coquitlam	28	42	0	0	0	92	8	3
Port Moody	7	14	0	0	0	0	0	0
Richmond	55	56	0	0	673	567	32	32
Surrey - South	207	128	0	0	0	0	38	32
Surrey - Cloverdale	27	30	0	0	57	0	22	17
Surrey - North	143	100	0	0	0	56	99	95
Surrey - Guildford	52	31	0	0	0	0	5	5
Surrey - Whalley	21	0	0	0	81	1,077	34	31
Surrey Total	450	289	0	0	138	1,133	198	180
University Endowment Lands	0	11	0	0	0	235	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	493	160	678	270
Vancouver - Kitsilano	0	0	0	0	44	2	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	8	0	0	0	129	17	8	0
Vancouver - Kerrisdale	0	0	0	0	0	0	4	3
Vancouver - Marpole	0	0	0	0	261	0	133	6
Vancouver - Eastside	48	18	0	0	476	433	349	202
Vancouver - Mt. Pleasant	0	0	0	0	168	115	201	0
Vancouver - Strath/Grand	0	5	0	0	365	89	3	44
Vancouver - Westside	29	0	0	0	276	40	31	26
Vancouver Total	85	23	0	0	2,212	856	1,407	551
West Vancouver	0	0	0	0	57	8	0	0
White Rock	0	0	0	0	89	0	12	12
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	1,307	836	0	0	5,631	3,590	2,542	1,339

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.4: Starts by Submarket and by Intended Market
May 2016

Submarket	Freehold		Condominium		Rental		Total*	
	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015
Anmore	3	3	0	0	0	0	3	3
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	2	0	0	0	1	0	3	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	7	1	0	0	6	1	13	2
Burnaby - Lougheed Mall	0	2	0	0	0	2	0	4
Burnaby - South & East	4	0	0	0	3	0	7	0
Burnaby - Central Park	2	2	0	0	1	1	3	3
Burnaby - Remainder	12	26	15	0	5	13	32	39
Burnaby Total	25	31	15	0	15	17	55	48
Coquitlam	30	12	0	0	21	12	51	24
Delta - Tsawwassen	2	0	0	0	0	0	2	0
Delta - Ladner	2	1	8	0	0	0	10	1
Delta - North	7	4	0	0	7	4	14	8
Delta	11	5	8	0	7	4	26	9
Langley City	1	0	0	0	0	0	1	0
Langley District	29	14	158	39	13	8	200	61
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	65	29	27	0	0	0	92	29
New Westminster	5	6	0	0	94	0	99	6
North Vancouver City	7	5	213	60	8	131	228	196
North Vancouver DM	16	13	0	0	11	0	27	13
Pitt Meadows	1	1	0	0	0	0	1	1
Port Coquitlam	4	7	0	28	2	3	6	38
Port Moody	1	1	0	14	0	0	1	15
Richmond	40	39	0	150	7	8	47	197
Surrey - South	28	33	33	25	3	13	64	71
Surrey - Cloverdale	10	14	67	0	6	10	83	24
Surrey - North	64	39	50	7	24	19	138	65
Surrey - Guildford	1	2	0	31	1	1	2	34
Surrey - Whalley	10	18	13	0	7	5	30	23
Surrey Total	113	106	163	63	41	48	317	217
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	270	0	270
Vancouver - Kitsilano	0	0	20	0	0	0	20	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	3	0	1	1	4	1
Vancouver - Kerrisdale	4	5	0	0	3	0	7	5
Vancouver - Marpole	9	5	0	0	134	2	143	7
Vancouver - Eastside	52	52	270	0	165	60	487	112
Vancouver - Mt. Pleasant	0	8	0	74	0	0	0	82
Vancouver - Strath/Grand	0	0	0	38	0	1	0	39
Vancouver - Westside	27	31	121	37	15	11	163	79
Vancouver Total	92	101	414	149	318	345	824	595
West Vancouver	22	7	0	10	0	0	22	17
White Rock	5	8	0	0	3	4	8	12
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	472	388	998	513	541	580	2,011	1,481

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.5: Starts by Submarket and by Intended Market
January - May 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Anmore	8	7	1	0	0	1	9	8
Belcarra	1	0	0	0	0	0	1	0
Bowen Island	5	3	0	0	1	0	6	3
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	48	27	6	53	28	16	82	96
Burnaby - Lougheed Mall	1	3	97	0	0	3	98	6
Burnaby - South & East	22	13	0	0	14	6	36	19
Burnaby - Central Park	12	15	783	165	5	9	800	189
Burnaby - Remainder	102	89	146	0	179	53	427	142
Burnaby Total	185	147	1,032	218	226	87	1,443	452
Coquitlam	154	95	558	68	113	83	825	246
Delta - Tsawwassen	10	14	4	19	3	1	17	34
Delta - Ladner	12	7	46	15	2	2	60	24
Delta - North	18	23	0	0	18	22	36	45
Delta	40	44	50	34	23	25	113	103
Langley City	2	4	14	0	0	0	16	4
Langley District	128	98	396	279	40	147	564	524
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	224	173	164	121	7	3	395	297
New Westminster	28	11	12	0	335	0	375	11
North Vancouver City	34	16	445	362	131	132	610	510
North Vancouver DM	55	53	493	32	40	99	588	184
Pitt Meadows	7	11	0	36	1	0	8	47
Port Coquitlam	23	12	28	134	8	3	59	149
Port Moody	7	5	7	14	0	0	14	19
Richmond	163	157	743	639	34	36	940	832
Surrey - South	162	124	224	142	38	32	424	298
Surrey - Cloverdale	37	44	84	30	23	20	144	94
Surrey - North	209	154	135	171	100	99	444	424
Surrey - Guildford	6	8	52	31	5	5	63	44
Surrey - Whalley	45	47	104	1,077	34	31	183	1,155
Surrey Total	459	377	599	1,451	200	187	1,258	2,015
University Endowment Lands	1	3	0	246	0	0	1	249
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	493	160	678	270	1,171	430
Vancouver - Kitsilano	3	2	44	2	0	0	47	4
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	4	1	137	17	10	2	151	20
Vancouver - Kerrisdale	17	15	0	0	8	9	25	24
Vancouver - Marpole	26	21	261	0	138	6	425	27
Vancouver - Eastside	200	217	524	453	563	331	1,287	1,001
Vancouver - Mt. Pleasant	10	22	168	115	201	0	379	137
Vancouver - Strath/Grand	8	14	365	94	5	45	378	153
Vancouver - Westside	108	128	305	42	62	48	475	218
Vancouver Total	376	420	2,297	883	1,665	711	4,338	2,014
West Vancouver	81	50	57	12	1	0	139	62
White Rock	18	26	89	0	12	12	119	38
First Nations	18	0	0	0	4	0	22	0
Vancouver CMA	2,017	1,712	6,985	4,529	2,841	1,526	11,843	7,767

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
May 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	% Change
Anmore	0	3	0	0	0	0	0	0	0	3	-100.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	1	2	0	0	0	0	0	0	1	2	-50.0
Burnaby - Mountain	0	0	0	0	0	0	0	95	0	95	-100.0
Burnaby - North	3	3	0	0	0	0	3	240	6	243	-97.5
Burnaby - Lougheed Mall	0	1	0	0	0	0	0	1	0	2	-100.0
Burnaby - South & East	2	1	8	10	0	0	1	1	11	12	-8.3
Burnaby - Central Park	2	4	0	2	0	0	2	60	4	66	-93.9
Burnaby - Remainder	8	10	0	10	0	0	7	78	15	98	-84.7
Burnaby Total	15	19	8	22	0	0	13	475	36	516	-93.0
Coquitlam	19	17	2	0	0	0	13	77	34	94	-63.8
Delta - Tsawwassen	1	7	0	0	0	0	19	1	20	8	150.0
Delta - Ladner	2	4	0	0	6	0	1	0	9	4	125.0
Delta - North	6	7	0	0	0	8	5	7	11	22	-50.0
Delta	9	18	0	0	6	8	25	8	40	34	17.6
Langley City	0	2	0	0	0	0	0	0	0	2	-100.0
Langley District	19	23	2	0	11	44	4	13	36	80	-55.0
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	28	23	2	0	22	12	2	75	54	110	-50.9
New Westminster	2	8	2	0	0	33	2	0	6	41	-85.4
North Vancouver City	6	6	0	0	0	0	1	2	7	8	-12.5
North Vancouver DM	14	3	0	0	0	17	107	2	121	22	**
Pitt Meadows	0	0	0	0	0	0	0	0	0	0	n/a
Port Coquitlam	3	3	0	0	22	6	3	1	28	10	180.0
Port Moody	1	2	0	0	0	0	0	0	1	2	-50.0
Richmond	25	27	0	12	0	20	401	280	426	339	25.7
Surrey - South	39	24	6	2	25	19	12	4	82	49	67.3
Surrey - Cloverdale	13	11	0	2	0	8	8	4	21	25	-16.0
Surrey - North	26	34	0	0	47	34	17	90	90	158	-43.0
Surrey - Guildford	3	3	0	0	23	0	0	2	26	5	**
Surrey - Whalley	12	8	0	0	0	0	10	3	22	11	100.0
Surrey Total	93	80	6	4	95	61	47	103	241	248	-2.8
University Endowment Lands	0	0	0	0	11	0	158	94	169	94	79.8
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - False Creek	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - Granville/Oak	1	0	0	2	0	0	0	0	1	2	-50.0
Vancouver - Kerrisdale	6	3	0	0	0	0	1	0	7	3	133.3
Vancouver - Marpole	3	2	2	0	0	0	55	0	60	2	**
Vancouver - Eastside	50	53	8	6	7	8	304	28	369	95	**
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Westside	19	18	4	0	0	0	3	13	26	31	-16.1
Vancouver Total	79	77	14	8	7	8	363	41	463	134	**
West Vancouver	5	22	0	0	0	0	0	0	5	22	-77.3
White Rock	3	10	0	0	0	0	2	8	5	18	-72.2
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	322	345	36	46	174	209	1,141	1,179	1,673	1,779	-6.0

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Anmore	8	6	0	0	0	0	0	0	8	6	33.3
Belcarra	2	0	0	0	0	0	0	0	2	0	n/a
Bowen Island	3	10	0	0	0	17	0	0	3	27	-88.9
Burnaby - Mountain	0	0	0	0	0	0	0	95	0	95	-100.0
Burnaby - North	29	29	0	4	0	0	18	249	47	282	-83.3
Burnaby - Lougheed Mall	2	2	0	0	0	0	2	2	4	4	0.0
Burnaby - South & East	9	9	8	18	0	42	252	4	269	73	**
Burnaby - Central Park	12	17	2	4	0	4	53	299	67	324	-79.3
Burnaby - Remainder	76	66	36	30	0	37	102	143	214	276	-22.5
Burnaby Total	128	123	46	56	0	83	427	792	601	1,054	-43.0
Coquitlam	110	115	28	18	54	60	363	320	555	513	8.2
Delta - Tsawwassen	11	13	0	0	0	0	186	1	197	14	**
Delta - Ladner	8	7	0	0	24	0	2	2	34	9	**
Delta - North	34	31	0	0	8	27	30	27	72	85	-15.3
Delta	53	51	0	0	32	27	218	30	303	108	180.6
Langley City	2	6	0	0	0	0	0	0	2	6	-66.7
Langley District	95	87	18	0	156	208	194	107	463	402	15.2
Lion's Bay	1	0	0	0	0	0	0	0	1	0	n/a
Maple Ridge	140	79	4	20	95	106	43	97	282	302	-6.6
New Westminster	17	26	2	4	22	45	460	0	501	75	**
North Vancouver City	15	11	2	4	0	12	6	122	23	149	-84.6
North Vancouver DM	53	51	0	0	93	17	196	101	342	169	102.4
Pitt Meadows	7	6	0	0	0	4	1	64	8	74	-89.2
Port Coquitlam	10	8	2	0	31	48	7	67	50	123	-59.3
Port Moody	11	3	0	0	21	0	0	0	32	3	**
Richmond	185	106	10	20	105	41	970	468	1,270	635	100.0
Surrey - South	128	90	12	20	106	82	225	89	471	281	67.6
Surrey - Cloverdale	50	29	4	2	72	107	32	10	158	148	6.8
Surrey - North	159	167	0	2	128	165	262	156	549	490	12.0
Surrey - Guildford	8	5	0	0	67	21	5	3	80	29	175.9
Surrey - Whalley	67	37	0	0	0	4	50	353	117	394	-70.3
Surrey Total	412	328	16	24	373	379	574	611	1,375	1,342	2.5
University Endowment Lands	2	1	0	0	11	0	235	94	248	95	161.1
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	289	81	289	81	**
Vancouver - Kitsilano	1	3	0	4	0	0	0	1	1	8	-87.5
Vancouver - False Creek	0	1	0	0	0	0	241	189	241	190	26.8
Vancouver - Granville/Oak	4	4	0	6	10	0	11	4	25	14	78.6
Vancouver - Kerrisdale	17	17	0	0	0	0	25	31	42	48	-12.5
Vancouver - Marpole	28	23	4	4	0	0	68	96	100	123	-18.7
Vancouver - Eastside	236	245	26	42	10	8	913	119	1,185	414	186.2
Vancouver - Mt. Pleasant	1	1	16	8	9	0	0	23	26	32	-18.8
Vancouver - Strath/Grand	5	2	8	6	0	0	49	12	62	20	**
Vancouver - Westside	114	96	4	0	9	0	289	23	416	119	**
Vancouver Total	406	392	58	70	38	8	1,885	579	2,387	1,049	127.6
West Vancouver	47	60	0	2	0	0	0	0	47	62	-24.2
White Rock	28	31	2	0	0	0	24	23	54	54	0.0
First Nations	0	8	0	0	0	0	0	0	0	8	-100.0
Vancouver CMA	1,735	1,508	188	218	1,031	1,055	5,603	3,475	8,557	6,256	36.8

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	95	0	0
Burnaby - North	0	0	0	0	0	239	3	1
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	1
Burnaby - South & East	0	0	0	0	0	0	1	1
Burnaby - Central Park	0	0	0	0	0	57	2	3
Burnaby - Remainder	0	0	0	0	0	73	7	5
Burnaby Total	0	0	0	0	0	464	13	11
Coquitlam	0	0	0	0	0	71	13	6
Delta - Tsawwassen	0	0	0	0	19	0	0	1
Delta - Ladner	6	0	0	0	0	0	1	0
Delta - North	0	8	0	0	0	0	5	7
Delta	6	8	0	0	19	0	6	8
Langley City	0	0	0	0	0	0	0	0
Langley District	11	44	0	0	0	0	4	13
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	22	12	0	0	0	0	2	75
New Westminster	0	33	0	0	0	0	2	0
North Vancouver City	0	0	0	0	0	0	1	2
North Vancouver DM	0	17	0	0	0	0	107	2
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	22	6	0	0	0	0	3	1
Port Moody	0	0	0	0	0	0	0	0
Richmond	0	20	0	0	398	126	3	154
Surrey - South	25	19	0	0	0	0	12	4
Surrey - Cloverdale	0	8	0	0	0	0	8	4
Surrey - North	47	34	0	0	0	65	17	25
Surrey - Guildford	23	0	0	0	0	0	0	2
Surrey - Whalley	0	0	0	0	0	0	10	3
Surrey Total	95	61	0	0	0	65	47	38
University Endowment Lands	11	0	0	0	158	0	0	94
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	1	0
Vancouver - Marpole	0	0	0	0	55	0	0	0
Vancouver - Eastside	0	8	7	0	236	0	68	28
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	0	0	3	13
Vancouver Total	0	8	7	0	291	0	72	41
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	0	2	8
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	167	209	7	0	866	726	275	453

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	17	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	95	0	0
Burnaby - North	0	0	0	0	0	239	18	10
Burnaby - Lougheed Mall	0	0	0	0	0	0	2	2
Burnaby - South & East	0	42	0	0	245	0	7	4
Burnaby - Central Park	0	4	0	0	44	293	9	6
Burnaby - Remainder	0	37	0	0	42	118	60	25
Burnaby Total	0	83	0	0	331	745	96	47
Coquitlam	54	60	0	0	313	252	50	68
Delta - Tsawwassen	0	0	0	0	118	0	68	[illegible]
Delta - Ladner	24	0	0	0	0	0	2	2
Delta - North	8	27	0	0	0	0	30	27
Delta	32	27	0	0	118	0	100	30
Langley City	0	0	0	0	0	0	0	0
Langley District	156	208	0	0	100	65	94	42
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	95	106	0	0	40	22	3	75
New Westminster	22	45	0	0	452	0	8	0
North Vancouver City	0	12	0	0	0	0	6	122
North Vancouver DM	93	17	0	0	0	74	196	27
Pitt Meadows	0	4	0	0	0	64	1	0
Port Coquitlam	31	48	0	0	0	66	7	1
Port Moody	21	0	0	0	0	0	0	0
Richmond	105	41	0	0	938	292	32	176
Surrey - South	106	82	0	0	191	75	34	14
Surrey - Cloverdale	72	107	0	0	0	0	32	10
Surrey - North	128	165	0	0	163	65	99	91
Surrey - Guildford	67	21	0	0	0	0	5	3
Surrey - Whalley	0	4	0	0	0	334	50	19
Surrey Total	373	379	0	0	354	474	220	137
University Endowment Lands	11	0	0	0	235	0	0	94
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	97	81	192	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	1
Vancouver - False Creek	0	0	0	0	241	189	0	0
Vancouver - Granville/Oak	10	0	0	0	11	3	0	1
Vancouver - Kerrisdale	0	0	0	0	22	27	3	4
Vancouver - Marpole	0	0	0	0	63	92	5	4
Vancouver - Eastside	3	8	7	0	770	14	143	105
Vancouver - Mt. Pleasant	9	0	0	0	0	23	0	0
Vancouver - Strath/Grand	0	0	0	0	6	12	43	0
Vancouver - Westside	9	0	0	0	268	0	21	23
Vancouver Total	31	8	7	0	1,478	441	407	138
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	3	0	21	23
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	1,024	1,055	7	0	4,362	2,495	1,241	980

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.4: Completions by Submarket and by Intended Market
May 2016

Submarket	Freehold		Condominium		Rental		Total*	
	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015
Anmore	0	3	0	0	0	0	0	3
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	1	2	0	0	0	0	1	2
Burnaby - Mountain	0	0	0	95	0	0	0	95
Burnaby - North	3	3	0	239	3	1	6	243
Burnaby - Lougheed Mall	0	1	0	0	0	1	0	2
Burnaby - South & East	10	11	0	0	1	1	11	12
Burnaby - Central Park	2	6	0	57	2	3	4	66
Burnaby - Remainder	8	20	0	73	7	5	15	98
Burnaby Total	23	41	0	464	13	11	36	516
Coquitlam	19	12	2	75	13	7	34	94
Delta - Tsawwassen	1	7	19	0	0	1	20	8
Delta - Ladner	2	4	6	0	1	0	9	4
Delta - North	6	7	0	8	5	7	11	22
Delta	9	18	25	8	6	8	40	34
Langley City	0	2	0	0	0	0	0	2
Langley District	20	23	9	44	7	13	36	80
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	34	23	18	12	2	75	54	110
New Westminster	4	8	0	33	2	0	6	41
North Vancouver City	4	3	0	0	3	5	7	8
North Vancouver DM	14	3	0	17	107	2	121	22
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	3	2	22	6	3	2	28	10
Port Moody	1	2	0	0	0	0	1	2
Richmond	24	31	398	154	4	154	426	339
Surrey - South	39	24	31	21	12	4	82	49
Surrey - Cloverdale	13	11	0	10	8	4	21	25
Surrey - North	25	34	47	99	18	25	90	158
Surrey - Guildford	3	3	23	0	0	2	26	5
Surrey - Whalley	12	8	0	0	10	3	22	11
Surrey Total	92	80	101	130	48	38	241	248
University Endowment Lands	0	0	169	0	0	94	169	94
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	1	0	0	0	0	0	1
Vancouver - Granville/Oak	1	2	0	0	0	0	1	2
Vancouver - Kerrisdale	4	3	0	0	3	0	7	3
Vancouver - Marpole	5	2	55	0	0	0	60	2
Vancouver - Eastside	34	37	236	10	99	48	369	95
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	18	15	4	0	4	16	26	31
Vancouver Total	62	60	295	10	106	64	463	134
West Vancouver	5	22	0	0	0	0	5	22
White Rock	3	10	0	0	2	8	5	18
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	318	345	1,039	953	316	481	1,673	1,779

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
May 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $750,000		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 - $2,499,999		$2,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2015	1	33.3	0	0.0	1	33.3	1	33.3	0	0.0	3	-	-
Year-to-date 2016	1	6.7	4	26.7	1	6.7	5	33.3	4	26.7	15	1,600,000	1,582,928
Year-to-date 2015	2	25.0	0	0.0	3	37.5	2	25.0	1	12.5	8	-	1,860,608
Belcarra													
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Bowen Island													
May 2016	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
May 2015	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	-	-
Year-to-date 2016	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	-	-
Year-to-date 2015	3	33.3	2	22.2	2	22.2	2	22.2	0	0.0	9	-	-
Burnaby													
May 2016	0	0.0	0	0.0	8	36.4	13	59.1	1	4.5	22	1,702,500	1,738,165
May 2015	0	0.0	2	9.1	13	59.1	7	31.8	0	0.0	22	1,385,000	1,467,487
Year-to-date 2016	0	0.0	2	1.6	39	30.2	72	55.8	16	12.4	129	1,690,000	1,829,493
Year-to-date 2015	0	0.0	11	7.5	83	56.5	50	34.0	3	2.0	147	1,400,000	1,455,173
Coquitlam													
May 2016	4	17.4	5	21.7	12	52.2	2	8.7	0	0.0	23	1,160,000	1,127,585
May 2015	0	0.0	1	8.3	7	58.3	3	25.0	1	8.3	12	1,310,000	1,396,682
Year-to-date 2016	5	3.8	15	11.5	84	64.1	26	19.8	1	0.8	131	1,290,000	1,287,318
Year-to-date 2015	2	1.5	77	58.8	38	29.0	13	9.9	1	0.8	131	965,000	1,062,964
Delta													
May 2016	0	0.0	0	0.0	3	33.3	5	55.6	1	11.1	9	-	1,630,438
May 2015	0	0.0	10	83.3	2	16.7	0	0.0	0	0.0	12	897,500	967,627
Year-to-date 2016	0	0.0	5	10.4	26	54.2	13	27.1	4	8.3	48	1,295,000	1,555,965
Year-to-date 2015	1	1.9	31	59.6	19	36.5	1	1.9	0	0.0	52	910,000	1,051,518
Langley City													
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2015	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	-	-
Year-to-date 2016	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	-	-
Year-to-date 2015	2	28.6	5	71.4	0	0.0	0	0.0	0	0.0	7	-	-
Langley District													
May 2016	6	33.3	5	27.8	4	22.2	3	16.7	0	0.0	18	862,500	1,114,175
May 2015	6	24.0	12	48.0	4	16.0	1	4.0	2	8.0	25	800,000	1,095,691
Year-to-date 2016	24	28.2	38	44.7	15	17.6	7	8.2	1	1.2	85	865,000	988,580
Year-to-date 2015	48	49.5	24	24.7	11	11.3	10	10.3	4	4.1	97	755,000	993,071

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $750,000		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 - $2,499,999		$2,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Maple Ridge													
May 2016	28	93.3	1	3.3	1	3.3	0	0.0	0	0.0	30	620,000	635,184
May 2015	27	90.0	3	10.0	0	0.0	0	0.0	0	0.0	30	600,000	593,760
Year-to-date 2016	144	86.7	12	7.2	9	5.4	1	0.6	0	0.0	166	605,000	646,082
Year-to-date 2015	100	89.3	8	7.1	4	3.6	0	0.0	0	0.0	112	610,000	622,606
New Westminster													
May 2016	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	-	-
May 2015	5	83.3	0	0.0	1	16.7	0	0.0	0	0.0	6	-	733,267
Year-to-date 2016	2	8.7	6	26.1	13	56.5	2	8.7	0	0.0	23	995,000	1,070,464
Year-to-date 2015	13	43.3	12	40.0	5	16.7	0	0.0	0	0.0	30	782,500	812,248
North Vancouver City													
May 2016	0	0.0	0	0.0	2	50.0	2	50.0	0	0.0	4	-	1,566,500
May 2015	0	0.0	0	0.0	2	66.7	1	33.3	0	0.0	3	-	-
Year-to-date 2016	0	0.0	0	0.0	6	50.0	6	50.0	0	0.0	12	-	1,510,350
Year-to-date 2015	0	0.0	0	0.0	9	60.0	6	40.0	0	0.0	15	-	1,525,111
North Vancouver DM													
May 2016	0	0.0	0	0.0	1	6.7	7	46.7	7	46.7	15	2,400,000	2,812,718
May 2015	0	0.0	0	0.0	3	60.0	2	40.0	0	0.0	5	-	1,520,200
Year-to-date 2016	0	0.0	0	0.0	7	10.3	41	60.3	20	29.4	68	2,250,000	2,323,274
Year-to-date 2015	0	0.0	0	0.0	15	23.8	38	60.3	10	15.9	63	2,010,000	2,017,760
Pitt Meadows													
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	5	71.4	2	28.6	0	0.0	0	0.0	0	0.0	7	-	-
Year-to-date 2015	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	-	-
Port Coquitlam													
May 2016	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	-	-
May 2015	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	-	-
Year-to-date 2016	0	0.0	8	80.0	2	20.0	0	0.0	0	0.0	10	-	-
Year-to-date 2015	2	25.0	6	75.0	0	0.0	0	0.0	0	0.0	8	-	-
Port Moody													
May 2016	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
May 2015	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Year-to-date 2016	0	0.0	0	0.0	9	81.8	1	9.1	1	9.1	11	1,300,000	1,443,711
Year-to-date 2015	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
Richmond													
May 2016	0	0.0	1	6.3	2	12.5	6	37.5	7	43.8	16	2,420,000	2,508,142
May 2015	0	0.0	1	2.6	17	44.7	15	39.5	5	13.2	38	1,505,000	1,678,183
Year-to-date 2016	0	0.0	6	4.0	9	6.0	75	50.3	59	39.6	149	2,200,000	2,348,392
Year-to-date 2015	0	0.0	4	3.0	47	35.6	63	47.7	18	13.6	132	1,625,000	1,774,130

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $750,000		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 - $2,499,999		$2,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
May 2016	8	9.3	45	52.3	20	23.3	10	11.6	3	3.5	86	970,000	1,126,265
May 2015	26	31.3	47	56.6	6	7.2	2	2.4	2	2.4	83	875,000	934,594
Year-to-date 2016	50	11.7	193	45.3	115	27.0	58	13.6	10	2.3	426	957,500	1,133,429
Year-to-date 2015	147	40.1	153	41.7	45	12.3	15	4.1	7	1.9	367	815,000	911,020
University Endowment Lands													
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Vancouver City													
May 2016	1	2.0	2	3.9	3	5.9	16	31.4	29	56.9	51	2,810,000	3,041,113
May 2015	1	1.7	1	1.7	11	19.0	22	37.9	23	39.7	58	2,155,000	2,524,042
Year-to-date 2016	2	0.7	4	1.4	37	12.7	95	32.5	154	52.7	292	2,590,000	2,879,144
Year-to-date 2015	3	1.0	1	0.3	49	17.1	113	39.4	121	42.2	287	2,200,000	2,449,797
West Vancouver													
May 2016	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	4,497,750
May 2015	0	0.0	0	0.0	0	0.0	2	11.8	15	88.2	17	3,140,000	3,477,882
Year-to-date 2016	0	0.0	0	0.0	0	0.0	8	13.1	53	86.9	61	4,050,000	4,430,519
Year-to-date 2015	0	0.0	0	0.0	2	3.3	5	8.2	54	88.5	61	3,140,000	3,446,359
White Rock													
May 2016	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	-	2,530,000
May 2015	0	0.0	1	12.5	0	0.0	4	50.0	3	37.5	8	-	2,227,024
Year-to-date 2016	0	0.0	2	6.7	4	13.3	12	40.0	12	40.0	30	2,100,000	2,259,281
Year-to-date 2015	0	0.0	4	19.0	5	23.8	6	28.6	6	28.6	21	-	1,898,271
First Nations													
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	7	100.0	0	0.0	0	0.0	0	0.0	0	0.0	7	-	549,900
Vancouver CMA													
May 2016	47	16.2	61	21.0	59	20.3	68	23.4	55	19.0	290	1,330,000	1,721,000
May 2015	66	19.9	84	25.4	67	20.2	63	19.0	51	15.4	331	1,190,000	1,514,303
Year-to-date 2016	233	13.9	299	17.9	378	22.6	425	25.4	339	20.3	1,674	1,400,000	1,770,512
Year-to-date 2015	333	21.3	338	21.7	338	21.7	325	20.8	226	14.5	1,560	1,190,000	1,485,935

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units May 2016						
Submarket	May 2016	May 2015	% Change	YTD 2016	YTD 2015	% Change
Anmore	-	-	n/a	1,582,928	1,860,608	-14.9
Belcarra	-	-	n/a	-	-	n/a
Bowen Island	-	-	n/a	-	-	n/a
Burnaby	1,738,165	1,467,487	18.4	1,829,493	1,455,173	25.7
Coquitlam	1,127,585	1,396,682	-19.3	1,287,318	1,062,964	21.1
Delta	1,630,438	967,627	68.5	1,555,965	1,051,518	48.0
Langley City	-	-	n/a	-	-	n/a
Langley District	1,114,175	1,095,691	1.7	988,580	993,071	-0.5
Lion's Bay	-	-	n/a	-	-	n/a
Maple Ridge	635,184	593,760	7.0	646,082	622,606	3.8
New Westminster	-	733,267	n/a	1,070,464	812,248	31.8
North Vancouver City	1,566,500	-	n/a	1,510,350	1,525,111	-1.0
North Vancouver DM	2,812,718	1,520,200	85.0	2,323,274	2,017,760	15.1
Pitt Meadows	-	-	n/a	-	-	n/a
Port Coquitlam	-	-	n/a	-	-	n/a
Port Moody	-	-	n/a	1,443,711	-	n/a
Richmond	2,508,142	1,678,183	49.5	2,348,392	1,774,130	32.4
Surrey	1,126,265	934,594	20.5	1,133,429	911,020	24.4
University Endowment Lands	-	-	n/a	-	-	n/a
Vancouver City	3,041,113	2,524,042	20.5	2,879,144	2,449,797	17.5
West Vancouver	4,497,750	3,477,882	29.3	4,430,519	3,446,359	28.6
White Rock	2,530,000	2,227,024	13.6	2,259,281	1,898,271	19.0
First Nations	-	-	n/a	-	549,900	n/a
Vancouver CMA	1,721,000	1,514,303	13.6	1,770,512	1,485,935	19.2

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Greater Vancouver
May 2016

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2015	January	1,948	8.0	3,093	4,887	4,716	65.6	827,558	1.8	808,233
	February	3,108	20.9	3,276	5,566	5,099	64.2	879,069	3.8	840,315
	March	4,132	53.2	3,431	6,168	5,032	68.2	891,652	11.2	869,063
	April	4,254	37.7	3,482	6,041	4,761	73.1	899,178	12.2	889,460
	May	4,145	24.4	3,519	5,768	4,861	72.4	905,701	11.2	885,942
	June	4,444	28.7	3,543	5,999	4,915	72.1	922,326	15.8	926,402
	July	4,038	29.8	3,581	5,274	4,992	71.7	866,772	7.7	888,295
	August	3,431	21.7	3,642	4,382	4,966	73.3	900,592	12.2	908,799
	September	3,423	15.4	3,528	4,952	4,631	76.2	857,015	2.4	862,613
	October	3,714	19.3	3,835	4,242	4,801	79.9	947,334	15.6	950,536
	November	3,603	40.4	4,087	3,523	5,031	81.2	930,652	16.1	970,368
	December	2,905	33.7	4,129	2,073	5,069	81.5	980,974	19.7	1,008,798
2016	January	2,574	32.1	4,318	4,570	4,826	89.5	1,083,177	30.9	1,061,646
	February	4,254	36.9	4,347	5,967	5,044	86.2	1,104,133	25.6	1,054,290
	March	5,301	28.3	4,271	6,447	5,015	85.2	1,093,267	22.6	1,061,771
	April	4,898	15.1	4,160	6,302	5,039	82.6	1,091,767	21.4	1,075,053
	May	4,910	18.5	3,961	6,484	5,132	77.2	1,055,495	16.5	1,040,884
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2015	9,188	29.9		16,621			873,807	6.5	
	Q1 2016	12,129	32.0		16,984			1,094,937	25.3	
	YTD 2015	17,587	30.4		28,430			887,460	8.9	
	YTD 2016	21,937	24.7		29,770			1,085,401	22.3	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
May 2016

		Interest Rates			NHPI, Total, Vancouver CMA 2007=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	95.8	119.7	1,280	5.9	64.5	906
	February	567	2.89	4.74	95.8	120.6	1,279	5.9	64.4	913
	March	567	2.89	4.74	95.8	121.5	1,278	6.0	64.3	921
	April	561	2.89	4.64	96.4	121.3	1,271	6.1	63.8	928
	May	561	2.89	4.64	96.4	122.4	1,274	6.1	64.0	934
	June	561	2.89	4.64	96.7	122.4	1,278	6.1	64.0	930
	July	561	2.89	4.64	97.0	122.5	1,286	6.0	64.2	921
	August	561	2.89	4.64	97.1	122.7	1,291	5.7	64.2	921
	September	561	2.89	4.64	97.5	122.7	1,300	5.8	64.6	925
	October	561	2.89	4.64	97.7	122.4	1,317	5.9	65.4	927
	November	561	3.14	4.64	98.2	122.7	1,330	5.8	65.8	926
	December	561	3.14	4.64	98.4	122.4	1,337	5.7	66.1	925
2016	January	561	3.14	4.64	98.8	122.7	1,337	5.7	66.0	932
	February	561	3.14	4.64	99.6	122.8	1,339	6.1	66.3	932
	March	561	3.14	4.64	100.0	124.0	1,342	6.3	66.5	924
	April	561	3.14	4.64		124.0	1,348	6.0	66.5	915
	May	561	3.14	4.64		124.9	1,352	5.7	66.4	913
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1.1: Housing Activity Summary of Abbotsford-Mission CMA
May 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2016	46	0	0	2	19	31	1	10	109
May 2015	28	4	0	0	0	0	0	7	39
% Change	64.3	-100.0	n/a	n/a	n/a	n/a	n/a	42.9	179.5
Year-to-date 2016	188	0	3	9	106	200	22	31	559
Year-to-date 2015	101	4	0	1	32	67	11	28	244
% Change	86.1	-100.0	n/a	**	**	198.5	100.0	10.7	129.1
UNDER CONSTRUCTION									
May 2016	329	0	3	11	188	306	27	73	937
May 2015	206	4	0	1	89	196	19	49	564
% Change	59.7	-100.0	n/a	**	111.2	56.1	42.1	49.0	66.1
COMPLETIONS									
May 2016	50	0	0	1	6	67	4	10	138
May 2015	23	0	0	0	6	0	3	0	32
% Change	117.4	n/a	n/a	n/a	0.0	n/a	33.3	n/a	**
Year-to-date 2016	167	0	0	2	67	67	10	31	344
Year-to-date 2015	71	0	0	0	25	150	9	11	266
% Change	135.2	n/a	n/a	n/a	168.0	-55.3	11.1	181.8	29.3
COMPLETED & NOT ABSORBED									
May 2016	15	0	0	0	20	73	n/a	n/a	108
May 2015	47	0	0	0	40	86	n/a	n/a	173
% Change	-68.1	n/a	n/a	n/a	-50.0	-15.1	n/a	n/a	-37.6
ABSORBED									
May 2016	49	0	0	1	12	72	n/a	n/a	134
May 2015	14	0	0	0	14	0	n/a	n/a	28
% Change	**	n/a	n/a	n/a	-14.3	n/a	n/a	n/a	**
Year-to-date 2016	174	1	0	2	73	75	n/a	n/a	325
Year-to-date 2015	72	0	0	0	25	80	n/a	n/a	177
% Change	141.7	n/a	n/a	n/a	192.0	-6.3	n/a	n/a	83.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
May 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
May 2016	31	0	0	2	19	31	1	10	94
May 2015	16	0	0	0	0	0	0	7	23
Mission DM									
May 2016	15	0	0	0	0	0	0	0	15
May 2015	12	4	0	0	0	0	0	0	16
First Nations									
May 2016	0	0	0	0	0	0	0	0	0
May 2015	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
May 2016	46	0	0	2	19	31	1	10	109
May 2015	28	4	0	0	0	0	0	7	39
UNDER CONSTRUCTION									
Abbotsford City									
May 2016	236	0	0	11	174	306	19	70	816
May 2015	120	0	0	1	89	196	7	49	462
Mission DM									
May 2016	93	0	3	0	14	0	8	3	121
May 2015	86	4	0	0	0	0	12	0	102
First Nations									
May 2016	0	0	0	0	0	0	0	0	0
May 2015	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
May 2016	329	0	3	11	188	306	27	73	937
May 2015	206	4	0	1	89	196	19	49	564
COMPLETIONS									
Abbotsford City									
May 2016	37	0	0	1	6	67	4	9	124
May 2015	3	0	0	0	6	0	2	0	11
Mission DM									
May 2016	13	0	0	0	0	0	0	1	14
May 2015	20	0	0	0	0	0	1	0	21
First Nations									
May 2016	0	0	0	0	0	0	0	0	0
May 2015	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
May 2016	50	0	0	1	6	67	4	10	138
May 2015	23	0	0	0	6	0	3	0	32

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
May 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
May 2016	10	0	0	0	20	73	n/a	n/a	103
May 2015	14	0	0	0	40	86	n/a	n/a	140
Mission DM									
May 2016	5	0	0	0	0	0	n/a	n/a	5
May 2015	33	0	0	0	0	0	n/a	n/a	33
First Nations									
May 2016	0	0	0	0	0	0	n/a	n/a	0
May 2015	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
May 2016	15	0	0	0	20	73	n/a	n/a	108
May 2015	47	0	0	0	40	86	n/a	n/a	173
ABSORBED									
Abbotsford City									
May 2016	37	0	0	1	12	72	n/a	n/a	122
May 2015	3	0	0	0	14	0	n/a	n/a	17
Mission DM									
May 2016	12	0	0	0	0	0	n/a	n/a	12
May 2015	11	0	0	0	0	0	n/a	n/a	11
First Nations									
May 2016	0	0	0	0	0	0	n/a	n/a	0
May 2015	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
May 2016	49	0	0	1	12	72	n/a	n/a	134
May 2015	14	0	0	0	14	0	n/a	n/a	28

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Abbotsford-Mission CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	363	4	0	5	154	165	25	90	806
% Change	60.6	n/a	n/a	n/a	129.9	13.0	0.0	157.1	61.5
2014	226	0	0	0	67	146	25	35	499
% Change	21.5	n/a	n/a	n/a	-26.4	-24.0	66.7	-86.8	-33.4
2013	186	0	0	0	91	192	15	265	749
% Change	-2.6	-100.0	-100.0	n/a	3.4	**	114.3	n/a	101.9
2012	191	2	52	0	88	31	7	0	371
% Change	-18.4	0.0	-23.5	-100.0	-34.8	-64.4	-30.0	n/a	-30.9
2011	234	2	68	1	135	87	10	0	537
% Change	-32.6	0.0	-19.0	-66.7	80.0	n/a	100.0	n/a	4.1
2010	347	2	84	3	75	0	5	0	516
% Change	68.4	n/a	10.5	0.0	**	-100.0	**	n/a	41.4
2009	206	0	76	3	23	56	1	0	365
% Change	-37.8	-100.0	-9.5	-88.9	-84.4	-91.9	n/a	n/a	-71.6
2008	331	2	84	27	147	694	0	0	1,285
% Change	-33.0	n/a	-64.1	-18.2	32.4	**	n/a	n/a	18.1
2007	494	0	234	33	111	216	0	0	1,088
% Change	26.3	-100.0	77.3	-8.3	16.8	-60.7	n/a	n/a	-9.9
2006	391	4	132	36	95	549	0	0	1,207

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type
May 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	% Change
Abbotsford City	34	16	4	0	15	0	41	7	94	23	**
Mission DM	15	12	0	4	0	0	0	0	15	16	-6.3
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	49	28	4	4	15	0	41	7	109	39	179.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Abbotsford City	139	57	8	0	84	32	227	95	458	184	148.9
Mission DM	80	56	0	4	17	0	4	0	101	60	68.3
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	219	113	8	4	101	32	231	95	559	244	129.1

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015
Abbotsford City	15	0	0	0	31	0	10	7
Mission DM	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	15	0	0	0	31	0	10	7

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Abbotsford City	84	32	0	0	200	67	27	28
Mission DM	17	0	0	0	0	0	4	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	101	32	0	0	200	67	31	28

Table 2.4: Starts by Submarket and by Intended Market
May 2016

Submarket	Freehold		Condominium		Rental		Total*	
	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015
Abbotsford City	31	16	52	0	11	7	94	23
Mission DM	15	16	0	0	0	0	15	16
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	46	32	52	0	11	7	109	39

Table 2.5: Starts by Submarket and by Intended Market
January - May 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Abbotsford City	115	52	301	100	42	32	458	184
Mission DM	76	53	14	0	11	7	101	60
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	191	105	315	100	53	39	559	244

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
May 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	% Change
Abbotsford City	42	5	2	0	4	6	76	0	124	11	**
Mission DM	13	21	0	0	0	0	1	0	14	21	-33.3
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	55	26	2	0	4	6	77	0	138	32	**

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Abbotsford City	138	36	2	0	65	25	96	161	301	222	35.6
Mission DM	41	44	0	0	0	0	2	0	43	44	-2.3
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	179	80	2	0	65	25	98	161	344	266	29.3

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015
Abbotsford City	4	6	0	0	67	0	9	0
Mission DM	0	0	0	0	0	0	1	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	4	6	0	0	67	0	10	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Abbotsford City	65	25	0	0	67	150	29	11
Mission DM	0	0	0	0	0	0	2	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	65	25	0	0	67	150	31	11

Table 3.4: Completions by Submarket and by Intended Market
May 2016

Submarket	Freehold		Condominium		Rental		Total*	
	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015
Abbotsford City	37	3	74	6	13	2	124	11
Mission DM	13	20	0	0	1	1	14	21
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	50	23	74	6	14	3	138	32

Table 3.5: Completions by Submarket and by Intended Market
January - May 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Abbotsford City	128	31	136	175	37	16	301	222
Mission DM	39	40	0	0	4	4	43	44
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	167	71	136	175	41	20	344	266

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
May 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
May 2016	6	15.8	3	7.9	11	28.9	17	44.7	1	2.6	38	632,500	612,045
May 2015	0	0.0	2	66.7	0	0.0	1	33.3	0	0.0	3	-	-
Year-to-date 2016	12	9.2	16	12.2	36	27.5	58	44.3	9	6.9	131	660,000	628,593
Year-to-date 2015	3	7.3	13	31.7	14	34.1	4	9.8	7	17.1	41	-	606,051
Mission DM													
May 2016	0	0.0	2	16.7	8	66.7	2	16.7	0	0.0	12	600,000	586,099
May 2015	4	36.4	6	54.5	1	9.1	0	0.0	0	0.0	11	-	-
Year-to-date 2016	7	15.6	10	22.2	23	51.1	2	4.4	3	6.7	45	565,000	573,059
Year-to-date 2015	9	29.0	18	58.1	4	12.9	0	0.0	0	0.0	31	-	483,421
First Nations													
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Abbotsford-Mission CMA													
May 2016	6	12.0	5	10.0	19	38.0	19	38.0	1	2.0	50	620,000	605,818
May 2015	4	28.6	8	57.1	1	7.1	1	7.1	0	0.0	14	465,000	491,114
Year-to-date 2016	19	10.8	26	14.8	59	33.5	60	34.1	12	6.8	176	620,000	614,394
Year-to-date 2015	12	16.7	31	43.1	18	25.0	4	5.6	7	9.7	72	540,000	547,185

Source: CMHC (Starts and Completions Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
May 2016

Submarket	May 2016	May 2015	% Change	YTD 2016	YTD 2015	% Change
Abbotsford City	612,045	-	n/a	628,593	606,051	3.7
Mission DM	586,099	-	n/a	573,059	483,421	18.5
First Nations	-	-	n/a	-	-	n/a
Abbotsford-Mission CMA	605,818	491,114	23.4	614,394	547,185	12.3

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Fraser Valley
May 2016

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2015	January	802	10.0	1,336	2,327	2,305	58.0	524,068	6.6	541,703
	February	1,262	20.9	1,409	2,348	2,279	61.8	551,811	5.2	540,526
	March	1,738	45.4	1,533	2,793	2,280	67.2	558,457	10.4	552,415
	April	1,928	38.1	1,546	2,921	2,337	66.2	555,793	10.2	548,069
	May	1,884	21.9	1,608	2,715	2,220	72.4	574,557	7.2	556,725
	June	2,283	42.9	1,664	2,997	2,389	69.7	572,888	10.9	561,460
	July	2,089	36.9	1,709	2,548	2,296	74.4	571,739	13.5	571,267
	August	1,639	33.1	1,681	2,213	2,363	71.1	580,224	9.7	580,195
	September	1,623	20.8	1,690	2,251	2,052	82.4	577,192	10.9	582,720
	October	1,665	21.0	1,784	1,950	2,262	78.9	610,642	15.6	612,835
	November	1,692	60.7	2,039	1,669	2,409	84.6	603,045	16.2	620,487
	December	1,450	48.1	2,055	1,132	2,672	76.9	629,978	20.3	641,991
2016	January	1,268	58.1	2,296	2,266	2,310	99.4	668,336	27.5	686,708
	February	2,314	83.4	2,477	3,053	2,820	87.8	689,077	24.9	677,040
	March	2,882	65.8	2,465	3,709	2,935	84.0	720,521	29.0	704,604
	April	2,882	49.5	2,423	3,669	2,856	84.8	711,116	27.9	701,161
	May	2,791	48.1	2,237	3,388	2,684	83.3	724,332	26.1	699,880
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2015	3,802	28.1		7,468			548,997	7.9	
	Q1 2016	6,464	70.0		9,028			699,028	27.3	
	YTD 2015	7,614	28.8		13,104			557,042	8.2	
	YTD 2016	12,137	59.4		16,085			707,717	27.0	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock, Abbotsford and Mission

Table 6: Economic Indicators
May 2016

		Interest Rates			NHPI, Total, 2007=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford-Mission Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	94.4	118.0	88	5.9	64.6	846
	February	567	2.89	4.74	94.4	118.9	89	5.6	65.5	850
	March	567	2.89	4.74	94.4	119.8	91	5.7	66.7	854
	April	561	2.89	4.64	94.9	119.6	92	5.8	67.6	867
	May	561	2.89	4.64	94.9	120.6	93	5.6	68.0	866
	June	561	2.89	4.64	95.1	120.7	93	5.5	68.0	870
	July	561	2.89	4.64	95.4	120.8	92	5.5	67.4	870
	August	561	2.89	4.64	95.5	121.0	91	5.8	66.7	875
	September	561	2.89	4.64	95.8	121.0	90	6.1	66.2	863
	October	561	2.89	4.64	96.1	120.6	90	6.9	66.4	844
	November	561	3.14	4.64	96.5	120.8	90	7.2	66.6	823
	December	561	3.14	4.64	96.7	120.4	90	7.6	67.0	817
2016	January	561	3.14	4.64	97.1	120.7	90	7.3	66.7	825
	February	561	3.14	4.64	97.9	120.8	90	7.1	66.1	839
	March	561	3.14	4.64	98.2	121.8	89	7.0	65.3	861
	April	561	3.14	4.64		121.8	89	6.9	64.8	863
	May	561	3.14	4.64		122.7	88	7.2	64.7	867
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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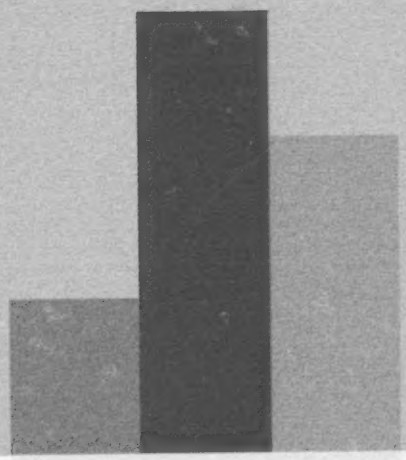

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